

WHEN RECORDED, MAIL TO
AND SEND TAX NOTICES TO:

Trailside Partners, LLC
Attn: David Bailey
172 N. East Promontory, Suite 290
Farmington, UT 84025

101446-LMF

Tax ID No. 10-043-0043 (for reference purposes only)

SPECIAL WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), DISCOVERY DEVELOPMENT, L.L.C., a Utah limited liability company ("Grantor"), hereby conveys and warrants against all persons and entities claiming by, through, or under it to TRAILSIDE PARTNERS, LLC, a Utah limited liability company ("Grantee"), whose address is 172 N. East Promontory, Suite 290, Farmington, Utah 84025, the following described real property which is located in Davis County, Utah, and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "Property"),

SUBJECT ONLY TO: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

This Deed shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(65)(c)(v), whereby this Deed (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 25th day of August, 2022.

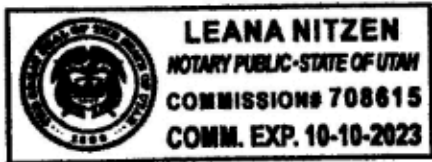
DISCOVERY DEVELOPMENT, L.L.C.,
a Utah limited liability company

By: LHMRE, LLC,
a Utah limited liability company
Its: Manager

By: *Courtney Palmer*
Name: Courtney Palmer
Title: Vice President

State of *Utah*)
County of *Salt Lake*)^{SS}

The foregoing instrument was acknowledged before me this 25th day of August, 2022, by Courtney Palmer, the Vice President of LHMRE, LLC, a Utah limited liability company, which is the Manager of Discovery Development, L.L.C.



Leana Nitzen
Notary Public
Residing at: *Draper, Utah*

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

The Property located in Layton, Davis County, Utah is more particularly described as follows:

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°50'40" West 719.61 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 1415.44 feet from the South Quarter corner of Section 18 and running thence:

South 55°18'04" West 106.39 feet;
thence North 34°42'00" West 408.44 feet;

thence northwesterly 132.69 feet along the arc of a 279.00-foot radius tangent curve to the left (center bears South 55°18'00" West and the long chord bears North 48°19'28" West 131.44 feet with a central angle of 27°14'56");

thence southwesterly 98.17 feet along the arc of a 55.00-foot radius curve to the left (center bears South 28°03'04" West and the long chord bears South 66°55'00" West 85.65 feet with a central angle of 102°16'08");

thence southwesterly 10.35 feet along the arc of a 15.00-foot radius curve to the right (center bears North 74°13'04" West and the long chord bears South 35°32'28" West 10.14 feet with a central angle of 39°31'04");

thence North 34°42'00" West 207.01 feet;

thence northerly 41.58 feet along the arc of a 55.00 feet-foot radius non-tangent curve to the left (center bears North 81°23'02" West and the long chord bears North 13°02'31" West 40.60 feet with a central angle of 43°18'58");

thence North 34°42'00" West 165.28 feet;

thence northwesterly 53.03 feet along the arc of a 279.00 feet-foot radius tangent curve to the left (center bears South 55°18'00" West and the long chord bears North 40°08'41" West 52.95 feet with a central angle of 10°53'22");

thence North 45°35'22" West 280.45 feet;

thence northwesterly 10.14 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 44°24'38" East and the long chord bears North 26°13'27" West 9.95 feet with a central angle of 38°43'51");

thence westerly 137.49 feet along the arc of a 55.00-foot radius curve to the left (center bears South 83°08'29" West and the long chord bears North 78°28'24" West 104.39 feet with a central angle of 143°13'46");

thence North 45°43'18" West 90.07 feet;

thence North 44°24'38" East 21.34 feet;

thence North 34°32'22" West 216.61 feet;

thence North 00°15'49" West 30.17 feet to a point on the East-West Quarter Section Line;

thence North 89°44'10" East 217.12 feet along said Quarter section line to a point on the railroad right-of-way;

thence along said railroad right-of-way the following two (2) courses and distances:

1. southeasterly 596.01 feet along the arc of a 5779.60-foot radius non-tangent curve to the left (center bears North 46°24'31" East and the long chord bears South 46°32'45" East 595.75 feet with a central angle of 05°54'31");
2. thence South 49°31'00" East 772.64 feet;

thence South 00°03'50" East 309.30 feet to the Point of Beginning.

Contains: 368,284 square feet or 8.455 acres.