

When Recorded, Return To:



MAIL TAX NOTICES TO GRANTEE(S) AT:
300 SOUTH 1350 EAST., 2ND FLOOR
LEHI, UT 84043

Transaction Data Reference Info.:

GT Title File No. **L57346E**

Parcel No(s): **30-001-0007, 30-002-0023, 30-002-0065, 30-002-0066, 30-003-0001, 30-003-0019, 30-003-0022, 30-004-0109, 30-004-0124, 30-004-0153, 30-004-0190**

SPECIAL WARRANTY DEED

BCP DEVELOPMENT, INC., a UTAH corporation, ("*Grantor*"),

in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

BCP DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("*Grantee(s)*")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "*Property*"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

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-Signature Page to Special Warranty Deed-

The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 29 day of **MAY, 2024**.


BCP DEVELOPMENT, INC.



By: _____
NATHAN TERRY HUTCHINSON
Its: **PRESIDENT**

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 29th day of **May, 2024**, personally appeared before me **NATHAN TERRY HUTCHINSON, as the PRESIDENT of BCP DEVELOPMENT, INC.**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



NOTARY PUBLIC



File No. L57346E

Information for Reference Purposes Only:

Parcel Number(s): **30-001-0007,**
30-002-0023, 30-002-0065,
30-002-0066, 30-003-0001,
30-003-0019, 30-003-0022,
30-004-0109, 30-004-0124,
30-004-0153, 30-004-0190

EXHIBIT "A"
Legal Description

The real property referred to herein is situated in **UTAH** County, Utah, and is described as follows:

PARCEL 1: (TAX ID NO. 30-001-0007)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 6.65 CHAINS; THENCE NORTH 89° WEST 7.78 CHAINS; THENCE NORTH 01° EAST 6.52 CHAINS; THENCE EAST 7.65 CHAINS TO THE PLACE OF BEGINNING.

PARCEL 2: (TAX ID NO. 30-002-0023)

COMMENCING AT A POINT WEST 379.58 FEET AND SOUTH 1506.38 FEET FROM THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 87°53'04" EAST 384.60 FEET; THENCE SOUTH 00°04'55" EAST 351.98 FEET; THENCE NORTH 87°53'04" WEST 531.86 FEET; THENCE NORTH 22°56'15" EAST 376.30 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (TAX ID NO. 30-002-0065)

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 3.03 CHAINS; THENCE NORTH 89.5/8° WEST 7.60 CHAINS; THENCE SOUTH 01° WEST 3.08 CHAINS; THENCE EAST 7.65 CHAINS TO THE PLACE OF BEGINNING.

ALSO: COMMENCING 3.03 CHAINS NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89.5/8° WEST 11.48 CHAINS; THENCE NORTH 23°10' EAST 5.23 CHAINS; THENCE NORTH 89.3/4° EAST 9.43 CHAINS; THENCE SOUTH 4.92 CHAINS TO THE PLACE OF BEGINNING.

PARCEL 4: (TAX ID NO. 30-002-0066)

COMMENCING AT A POINT SOUTH 1874.61 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 259.83 FEET; THENCE NORTH 88° WEST 9.75 CHAINS; THENCE NORTH 22°56'15" EAST 279.08 FEET; THENCE SOUTH 87°53'04" EAST 531.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED DECEMBER 23, 2005 AS ENTRY NO. 148531:2005 OF OFFICIAL RECORDS.

PARCEL 5: (TAX ID NO. 30-003-0001)

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 1789.13 FEET; THENCE SOUTH 1 FOOT; THENCE SOUTH 89°09'13" WEST 708.13 FEET; THENCE NORTH 11.46 FEET; THENCE WEST 142.81 FEET; THENCE NORTH 9.6 CHAINS; THENCE SOUTH 89°07'30" EAST 26.5 CHAINS; THENCE SOUTH 4.58 CHAINS; THENCE SOUTH 89°07'30" EAST 862.43 FEET; THENCE SOUTH 00°10'20" EAST 291.33 FEET; THENCE SOUTH 89°48'24" EAST 28 FEET TO THE PLACE OF BEGINNING.

PARCEL 6: (TAX ID NO. 30-003-0019)

COMMENCING SOUTH 669.96 FEET AND WEST 659.33 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°06'01" EAST 666.07 FEET; THENCE NORTH 89°50'20" EAST 634.17 FEET; THENCE SOUTH 0°10'20" EAST 374.36 FEET; THENCE NORTH 89°39'53" WEST 1220.13 FEET; THENCE NORTH 9°27'51" EAST 71.77 FEET; THENCE NORTH 14°56'06" WEST 549.47 FEET; THENCE NORTH 36°31'37" WEST 541.41 FEET; THENCE EAST 28.41 FEET; THENCE SOUTH 89°59'21" EAST 896.21 FEET; THENCE SOUTH 87°22'31" EAST 111.205 FEET TO THE BEGINNING.

PARCEL 7: (TAX ID NO. 30-003-0022)

COMMENCING WEST 22.871 FEET AND SOUTH 1708.604 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°10'20" EAST 147.02 FEET; THENCE SOUTH 5°32'18" WEST 100.50 FEET; THENCE SOUTH 0°10'20" EAST 200 FEET; THENCE SOUTH 5°52'58" EAST 100.50 FEET; THENCE SOUTH 0°10'20" EAST 103.24 FEET; THENCE NORTH 89°21'46" WEST 864.24 FEET; THENCE NORTH 0°49'25" WEST 307.45 FEET; THENCE NORTH 89°52'35" WEST 1755.12 FEET; THENCE NORTH 0°11'10" WEST 368.63 FEET; THENCE NORTH 89°32'54" EAST 879.92 FEET; THENCE SOUTH 4°47'33" EAST 36.07 FEET; THENCE SOUTH 89°39'53" EAST 1740.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE EAST BOUNDARY LINE OF THE GRANTORS LAND AT A POINT 2105.92 FEET SOUTH 0°10'20" EAST ALONG OF THE EAST LINE OF SAID NORTHEAST QUARTER AND 38.01 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 1; AND RUNNING THENCE SOUTH 0°10'20" EAST 49.68 FEET ALONG SAID EAST BOUNDARY LINE; THENCE SOUTH 5°52'58" EAST 100.50 FEET ALONG SAID EAST BOUNDARY LINE; THENCE SOUTH 0°10'20" EAST 103.23 FEET ALONG SAID EAST BOUNDARY TO THE SOUTHEAST CORNER OF SAID GRANTORS LAND; THENCE NORTH 89°21'46" WEST 864.24 FEET ALONG GRANTORS SOUTH BOUNDARY LINE; THENCE NORTH 0°49'25" WEST 252.83 FEET TO THE NORTH BOUNDARY OF SAID PARCEL; THENCE SOUTH 89°21'46" EAST 857.11 FEET TO THE POINT OF BEGINNING.

PARCEL 8: (TAX ID NO. 30-004-0109)

COMMENCING 12.40 CHAINS EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9, SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 11.87 CHAINS; THENCE SOUTH 7.41 CHAINS; THENCE NORTH 88°45' WEST 11.87 CHAINS ALONG THE CENTER OF WASHED OUT IRRIGATION DITCH; THENCE NORTH 7.16 CHAINS TO THE PLACE OF BEGINNING.

PARCEL 9: (TAX ID NO. 30-004-0124)

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 6.66

CHAINS; THENCE EAST 1.90 CHAINS; THENCE NORTH 6.66 CHAINS; THENCE WEST 1.90 CHAINS TO THE PLACE OF BEGINNING.

PARCEL 10: (TAX ID NO. 30-004-0153)

BEGINNING AT A POINT WHICH LIES SOUTH 0°29'28" EAST 16.49 FEET ALONG THE SECTION LINE AND WEST 1773.84 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°37'52" WEST 467.34 FEET; THENCE NORTH 88°53'48" WEST 587.59 FEET ALONG A FENCE AND IT'S EXTENSION; THENCE NORTH 0°23'53" WEST 147.34 FEET; THENCE NORTH 89°09'13" EAST 128.40 FEET; THENCE NORTH 0°23'53" WEST 299.87 FEET; THENCE NORTH 89°09'14" EAST 467.40 FEET ALONG A FENCE TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN FENCE LINE BOUNDARY AGREEMENT RECORDED JULY 10, 1989 AS ENTRY NO. 19443:1989.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN FENCE LINE BOUNDARY AGREEMENT RECORDED JANUARY 22, 1990 AS ENTRY NO. 2064:1990.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN FENCE LINE BOUNDARY AGREEMENT RECORDED MAY 27, 1992 AS ENTRY NO. 25756:1992.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN BOUNDARY FENCE LINE AGREEMENT RECORDED SEPTEMBER 26, 2008 AS ENTRY NO. 106115:2008.

PARCEL 11: (TAX ID NO. 30-004-0190)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 89°29'48" WEST ALONG THE QUARTER SECTION LINE 2257.48 FEET AND SOUTH 3.63 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00°23'53" EAST 300.00 FEET TO THE WESTERLY LINE OF THE HARRIS PARCEL AS DESCRIBED IN ENTRY NUMBER 77139:2014, AS FILED IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 89°09'13" WEST 112.05 FEET; THENCE SOUTH 00°23'53" EAST 147.38 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 87°57'11" WEST 115.00 FEET TO THE WESTERLY LINE OF THE GARDINER PARCEL AS DESCRIBED IN ENTRY NUMBER 150246:2020, AS FILED IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: NORTH 85°47'41" WEST 15.68 FEET; THENCE NORTH 00°09'07" WEST 448.42 FEET; THENCE NORTH 89°09'13" EAST 240.72 FEET TO THE POINT OF BEGINNING.