

MAIL TAX NOTICE TO
Provo River Development, LLC
2055 N 600 W
Lehi, UT 84043

Warranty Deed

~~XXXXXXXXXX~~
Forward Development Group, LLC, a Utah limited liability company, as to Parcels 1-4; and Forward Development Group, LLC, as to Parcels 5-7

of Lehi, County of Utah, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Provo River Development, LLC, a Utah Limited Liability Company

of Provo, County of Utah, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Utah County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

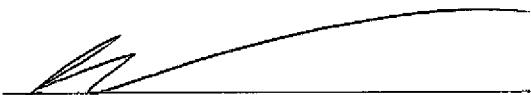
Parcel No.: 21-029-0080, 21-029-0063, 21-022-0176, 21-022-0168, 21-029-0078, 21-022-0154, 21-022-0155

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

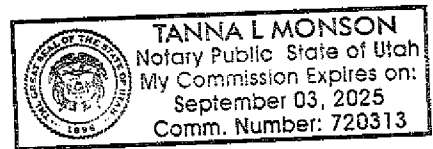
WITNESS, the hand(s) of said Grantor(s), this 5th of January AD., 2023

Signed in the Presence of:

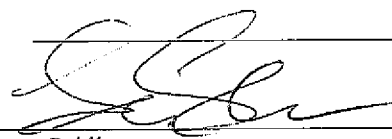
Forward Development Group, LLC, a Utah limited liability company, as to Parcels 1-4; and Forward Development Group, LLC, as to Parcels 5-7


By: Jason Bennett
Its: Member

STATE OF Utah)
County of Utah) SS.



The foregoing instrument was acknowledged before me this 23rd day of January, 2023
By the Jason Bennett of Forward Development Group, LLC, a Utah limited liability company, as to Parcels 1-4; and Forward Development Group, LLC, as to Parcels 5-7
Member


Notary Public
My Commission Expires: 9-3-25 Residing at: Lehi, UT

Warranty Deed LLC Notary (Attached Legal)
Backman Title Services Ltd.

ACCOMMODATION: Backman Title Services makes no representation as to condition of title or assumes responsibility for validity, sufficiency, and effect of document on property.

LEGAL DESCRIPTION

Order No. 7-049982

Parcel 1:

Commencing South 80.46 feet and East 97.4 feet from West ¼ Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base & Meridian; thence along a curve to the left (chord bears: South 10°24'4" West 207.02 feet, radius = 666.11 feet); thence South 1°27'29" West 80.72 feet; thence North 89°7'30" West 198.03 feet; thence North 1°28'0" East 215.78 feet; thence North 86°50'52" West 118 feet; thence North 46°0'0" West 93.1 feet; thence North 7°0'1" East 56 feet; thence South 89°9'32" East 194.87 feet; thence along a curve to right (chord bears: South 80°19'50" East 84.65 feet, radius = 275 feet); thence South 71°28'36" East 138.78 feet to beginning.

Parcel No.: 21-029-0080

Parcel 2:

Commencing South 786.49 feet and West 150.81 feet from West ¼ Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base & Meridian; thence East 149.22 feet; thence North 13°59'33" East 6.57 feet; thence East 47.4 feet; thence South 1°27'29" West 261.86 feet; thence North 72°22'18" West 26.37 feet; thence South 77°15'40" West 25.6 feet; thence South 57°15'36" West 72.08 feet; thence South 74°58'25" West 52.8 feet; thence North 87°4'25" West 37.64 feet; thence North 1°28'0" East 303.9 feet to beginning area.

Also commencing South 358 feet and West 139.73 feet from West ¼ Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base & Meridian; thence North 89°7'0" East 139.97 feet; thence South 2°49'5" West 4.52 feet; thence South 89°7'30" East 58.06 feet; thence South 1°27'29" West 416.99 feet; thence West 197.93 feet; thence North 1°28'0" East 420.24 feet to beginning.

Parcel No.: 21-029-0063

Parcel 3:

Commencing North 2973.14 feet and East 476.01 feet from Southwest Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base & Meridian; thence South 49°0'1" East 82.87 feet; thence South 16°39'59" East 79.2 feet; thence West 19.8 feet; thence South 16°30'0" East 227.7 feet; thence South 56°30'0" West 42.24 feet; thence South 54°45'0" West 124.74 feet; thence South 1°0'0" West 234.96 feet; thence North 89°7'30" West 351.75 feet; thence North 1°27'28" East 80.05 feet; thence along a curve to right (chord bears: North 20°43'35" East 395.98 feet, radius = 600.11 feet); thence South 50°2'54" East 7.75 feet; thence along a curve to right (chord bears: North 41°42'49" East 36.39 feet, radius = 592 feet); thence North 43°28'30" East 276.78 feet to beginning.

Parcel No.: 21-022-0176

Parcel 4:

Commencing South 780.12 feet and East 113.42 feet from West ¼ Corner, of Section 3, Township 7 South, Range 2 East, Salt Lake Base & Meridian; thence East 355.84 feet; South 1°0'0" West 212.69 feet; thence South 85°33'27" West 95.54 feet; thence South 72°20'51" West 55.23 feet; thence South 31°26'8" West 36.19 feet; thence South 18°11'32" West 23.61 feet; thence South 1°19'46" West 32.45 feet; thence North 89°24'5" West 167.32 feet; thence along a curve to right (chord bears: North 66°23'25" West 19.54 feet, radius = 25 feet) arc length = 20.08 feet; thence North 1°27'29" East 313.08 feet to beginning.

Also commencing South 362.25 feet & East 124.05 feet from West ¼ Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base & Meridian; thence South 89°7'30" East 353.11 feet; thence South 1°0'0" West 410.52 feet; thence West 356.49 feet; thence North 1°27'29" East 415.98 feet to beginning.

Parcel No.: 21-022-0168

Parcel 5:

Commencing South 139.37 feet and West 254 feet from the East Quarter corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 86°50'52" East 119.77 feet; thence South 1°28'00" West 944.63 feet; thence North 87°04'25" West 8.54 feet; thence North 68°00'27" West 29.3 feet; thence North 49°44'1" West 54.09 feet; thence North 74°13'54" West 40.09 feet; thence North 81°57'29" West 55.83 feet; thence North 74°50'4" West 139.96 feet; thence South 0°13'19" East.82 feet; thence North 74°10'29" West 17.56 feet; thence North 12°45'28" West 38.9 feet; thence North 16°32'59" West 58.3 feet; thence North 28°51'50" West 44.32 feet; thence North 43°31'55" West 44.11 feet; thence North 55°46'55" West 44.93 feet; thence North 76°44'43" West 59.86 feet; thence North 0°0'44" West 11.63 feet; thence North 88°41'48" West 210.69 feet; thence North 80°32'17" West 57.83 feet; thence North 53°16'50" West 53.02 feet; thence North 38°56'48" East 267.13 feet; thence along a curve to the right (chord bears North 65°51'5" East 203.63 feet, radius 225 feet) arc length = 211.31 feet; thence South 87°14'37" East 116.91 feet; thence North 84°11'15" East 133.52 feet; thence along a curve to the left (chord bears North 40°10'4" East 180.68 feet, radius = 130 feet) arc length = 199.76 feet; thence North 3°51'7" West 147.34 feet to the point of beginning.

Less and excepting therefrom any portion conveyed to Provo City Corporation on that certain Warranty Deed, recorded June 21, 2017, as Entry No. 59745:2017, of official records, being more particularly described as follows:

A portion of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point located South 00°13'53" East along the Section line 989.30 feet and West 468.91 feet from the East Quarter corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 74°10'29" West 17.13 feet; thence North 12°45'28" West 38.90 feet; thence North 16°32'59" West 58.30 feet; thence North 28°51'50" West 44.32 feet; thence North 43°31'55" West 44.11 feet; thence North 55°46'55" West 44.93 feet; thence North 76°44'43" West 59.86 feet; thence North 00°00'44" West 11.63 feet; thence North 88°41'48" West 210.69 feet; thence North 80°32'17" West 57.83 feet; thence North 53°16'50" West 53.02 feet; thence North 38°56'48" East 267.13 feet; thence Northeasterly along the arc of a 225.00 foot

radius curve to the right 211.31 feet (chord bears North 65°51'05" East 203.63 feet); thence South 87°14'37" East 103.91 feet; thence South 03°44'26" East 34.66 feet; thence South 86°15'34" West 20.00 feet; thence South 03°44'26" East 16.54 feet; thence Southerly along the arc of a 6009.00 foot radius curve to the right 261.90 feet (chord bears South 02°29'31" East 261.88 feet); thence South 88°45'24" West 10.00 feet; thence Southerly along the arc of a 5999.00 foot radius non-tangent curve to the right 59.74 feet (chord bears South 00°57'29" East 59.74 feet); thence South 48°23'53" East 4.41 feet; thence South 28°10'21" East 84.85 feet; thence South 11°13'18" East 63.00 feet; thence South 00°13'18" East 38.48 feet to the point of beginning.

Parcel No.: 21-029-0078

Parcel 6:

Commencing South 132.12 feet and East 476.46 feet from the West Quarter corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 56°10'54" East 74.74 feet; thence East 22.38 feet; thence South 38°32'22" West 96.28 feet; thence South 0°13'19" West 777.93 feet; thence North 89°00'00" West 35.64 feet; thence North 1°00'00" East 547.14 feet; thence North 1°00'00" East 264 feet to the point of beginning.

Parcel No.: 21-022-0154

Parcel 7:

Commencing South 943.14 feet and East 475.22 feet from the West Quarter corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°00'00" East 39.06 feet; thence South 0°34'28" West 144.75 feet; thence North 80°11'11" West 25.69 feet; thence West 14.74 feet; thence North 0°59'41" East 141.07 feet to the point of beginning.

Parcel No: 21-022-0155

Parcel No.: 21-029-0080, 21-029-0063, 21-022-0176, 21-022-0168, 21-029-0078, 21-022-0154, 21-022-0155