



WHEN RECORDED MAIL TO:
OZ AF EAST, LLC, a Utah limited liability company
11650 S. State Street #300
Draper, Utah 84020
File Number: 1935892JM



ENT 43690:2019 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 May 16 2:52 pm FEE 40.00 BY MA
RECORDED FOR OLD REPUBLIC TITLE OF UTAH

WARRANTY DEED

MDP Land, LLC, a Utah limited liability company,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

OZ AF EAST, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in , County, State of UTAH, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 13-059-0043, 44, 45 & 05

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2019 and thereafter.

WITNESS the hand of Grantor, this 15th day of May, 2019.

MDP Land LLC
a Utah limited liability company

By: [Signature]
S. Todd Young, Manager

By: [Signature]
Steven R. Young, Manager

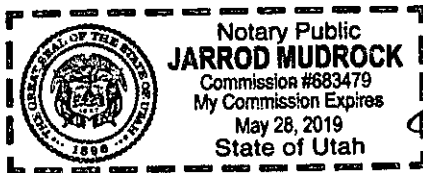
By: [Signature]
J. Nathan Hale, Manager

By: [Signature]
Arvil Swaney, Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 15th day of May 2019, personally before me appeared S. Todd Young, Steven R. Young, J. Nathan Hale and Arvil Swaney, who proven on the basis of satisfactory evidence are the Managers of MDP Land, LLC, a Utah limited liability company, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



[Signature]
Notary Public
Residing In: West Jordan, UT
Commission Expires: 5.28.19

EXHIBIT A

Parcel B-1

Beginning at a point that is located on Easton Park Subdivision. and American Fork Subdivision., as also accepted through Boundary Line Agreement Dated April 29, 1996, As Entry # 35389 which point is located North $89^{\circ} 35' 45''$ West 2142.92 feet along section line and North 1011.47 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone). Thence South $89^{\circ} 25' 53''$ East along said subdivision distance of 451.62 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, Thence along said R.O.W. the following 2 courses: South $00^{\circ} 34' 07''$ West a distance of 334.22 feet, thence North $88^{\circ} 56' 00''$ West a distance of 452.59 feet to described above Subdivision, thence North $00^{\circ} 29' 08''$ East a distance of 4.14 feet, thence North $00^{\circ} 44' 16''$ East a distance of 326.15 feet to the point of beginning.

Parcel B-2

Beginning at a point that is located on Easton Park Subdivision. and American Fork Subdivision., as also accepted through Boundary Line Agreement Dated April 29, 1996, As Entry # 35389 which point is located North $89^{\circ} 35' 45''$ West 1619.32 feet along section line and North 1009.96 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone). Thence South $89^{\circ} 25' 53''$ East a distance of 1183.43 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, thence along said R.O.W. the following 6 courses: South $00^{\circ} 54' 51''$ East a distance of 458.42 feet, thence West a distance of 132.88 feet to the beginning of a curve, said curve bears to the right through an angle of $09^{\circ} 34' 17''$, having a radius of 1200.00 feet along the arc a distance of 200.46, and whose long chord bears North $85^{\circ} 12' 52''$ West a distance of 200.23 feet, thence North $80^{\circ} 25' 43''$ West a distance of 596.56 feet to the beginning of a curve, said curve bears to the left through an angle of $08^{\circ} 30' 17''$, having a radius of 1300.00 feet along the arc a distance of 192.96, and whose long chord bears North $84^{\circ} 40' 52''$ West a distance of 192.79 feet, thence North $88^{\circ} 56' 00''$ West a distance of 81.40 feet, thence North $00^{\circ} 34' 07''$ East a distance of 334.84 feet to the point of beginning.

Parcel B-3

Beginning at a point that is located on a boundary and represented by a survey Surveying Associates, on file with in Utah County Survey records as File # 91-65, which point is located North $89^{\circ} 35' 45''$ West 1326.32 feet along section line and North 60.73 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate- System, Central Zone). Thence along said survey boundary South $82^{\circ} 14' 24''$ West a distance of 89.20 feet, thence North $89^{\circ} 26' 51''$ West whose course is also is along the Utah Valley Business Park Subdivision a distance of 588.50 feet, thence North $89^{\circ} 47' 54''$ West along said Utah Valley Business Park a distance of 150.04 feet, thence North $00^{\circ} 26' 49''$ East along said Utah Valley Business Park a distance of 44.96 feet, thence to and along the Easterly Bounds of Harrington Hollow Amended Subdivision, the following 2 courses: North $00^{\circ} 47' 06''$ East a distance of 143.49 feet, thence North $00^{\circ} 29' 08''$ East a distance of 343.65 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, thence South $88^{\circ} 56' 00''$ East a distance of 604.99 feet to the beginning of a curve, said curve bears to the right through an angle of $08^{\circ} 30' 17''$, having a radius of 1200.00 feet along the arc distance of 178.12, and whose long chord bears South $84^{\circ} 40' 52''$ East a distance of 177.96 feet, thence South $80^{\circ} 25' 43''$ East a distance of 122.13 feet, leaving said R.O.W. thence South $09^{\circ} 35' 42''$ West a distance of 484.96 feet to the point of beginning. Less and excepting therefrom, any portion of the above described property lying with the bounds of Tax Parcel Id # 13:062:0018.