

**When recorded, return to:**

UVDowns Venture LLC  
2600 North Ashton Blvd., Suite 200  
Lehi, Utah 84043

Parcel Nos.: 18:030:0042 & 18:027:0195

CT-167988-CAB

**SPECIAL WARRANTY DEED**

Multifamily Developers, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants to UVDowns Venture LLC, a Utah limited liability company, Grantee, whose current address is 2600 North Ashton Blvd., Suite 200, Lehi, Utah 84043, for good and valuable consideration, the following parcel of real property situated in Utah County, State of Utah, to wit (the "Property"):

**See Exhibit "A" attached hereto and by this reference made a part hereof.**

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, 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 2023 and thereafter.

*[Signature Page Follows]*

WITNESS the hand of said Grantor this 26 day of JULY 2023.

MULTIFAMILY DEVELOPERS, LLC,  
a Utah limited liability company

By: [Signature]  
Name: SEAN CLARK  
Title: MGR.

STATE OF UTAH }  
  } ss.  
COUNTY OF UTAH }

On this 26 day of JULY, 2023, personally appeared before me SEAN CLARK, the MANAGER of Multifamily Developers, LLC, a Utah limited liability company, the signer of the foregoing instrument, who known to me (or proved on the basis of sufficient identification), acknowledged to me that he/she executed the same.

[Signature]  
Notary Public



**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

Commencing at a point located South 89°28'50" West along the section line 0.61 feet and North 60.00 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°24'56" West along University Parkway 136.91 feet; thence North 00°54'32" West 380.87 feet; thence North 89°40'04" East along Plat "B", Parkway Crossing Subdivision 8.51 feet; thence South 00°31'17" East 0.04 feet; thence North 89°28'00" East 484.97 feet; thence South 30°04'07" East along a railroad right-of-way 368.02 feet; thence South 89°24'56" West along said University Parkway 535.54 feet; thence South 00°35'04" East along said University Parkway 60.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A portion of land in fee for the "Frontrunner South Commuter Rail", a Utah Transit Authority Project, being part of the Grantor's property defined in that certain Quit Claim Deed recorded October 05, 2006 as Entry No. 132408:2006, situate in the South half of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the Westerly line of the Union Pacific Railroad right of way and the Southeast corner of the Grantor's property, said point being North 89°10'40" East 540.09 feet along the South line of the Southeast quarter of said Section 21 and North 00°49'20" West 108.96 feet from the South quarter corner of said Section 21 and running thence South 88°54'05" West 14.88 feet along the Grantor's South line; thence North 30°12'55" West 379.72 feet to a point on the North line of the Grantor's property; thence North 89°25'05" East 14.96 feet along said North line to the Northeast corner of the Grantor's property and said railroad right of way; thence South 30°12'55" East 379.57 feet along said railroad right of way to the said Southeast corner and the point of beginning.

**PARCEL 2:**

Commencing at a point located South 89°28'50" West along the section line 137.52 feet and North 59.85 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along University Parkway the following 3 courses: South 89°24'56" West 313.09 feet; South 00°35'04" East 10.91 feet; South 89°04'45" West 275.60 feet; thence North 06°15'24" West along Plat "A", Parkway Chevron Subdivision 225.80 feet; thence South 88°43'07" West along Plat "C" Parkway Crossing Subdivision 0.30 feet; thence North 06°14'34" West along said Plat "C" 170.82 feet; thence North 76°42'11" East along Plat "B" Parkway Crossing Subdivision 5.91 feet; thence North 89°39'32" East along said Plat "B" 11.42 feet; thence North 00°04'20" West along said Plat "B" 0.15 feet; thence North 89°40'04" East along said Plat "B" 608.81 feet; thence South 00°54'32" East 380.87 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing at a point located South 89°28'50" West along the section line 726.08 feet and North 46.65 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 06°15'17" West 225.80 feet; thence South 88°43'07" West 0.28 feet; thence North 06°14'34" West 170.82 feet; thence North 76°42'11" East 5.89 feet; thence North 89°39'32" East 11.42 feet; thence North 00°04'20" West 0.16 feet; thence North 89°40'04" East 358.68 feet; thence South 00°29'20" East 209.98 feet; thence South 03°21'06" East 40.05 feet; thence South 00°29'20" East 132.00 feet; thence South 89°25'18" West 62.17 feet; thence South 00°35'04" East 10.91 feet; thence South 89°04'45" West 275.60 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Commencing at a point located South 89°28'50" West along the section line 218.65 feet and North 440.97 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 133.00 foot radius curve to the right 71.94 feet (chord bears South 74°10'23" West 71.06 feet); thence North 89°57'40" West 30.19 feet; thence North 00°20'22" West 18.79 feet; thence North 89°40'04" East 98.67 feet, more or less, to the point of beginning.