

When recorded mail to (Tax Mailing Address):

Grantee
84 W 4800 S #200
SLC Utah 84107
MTC File No. 275464

SPECIAL WARRANTY DEED

Current Jordanelle Investments, LC, a Utah limited liability company, GRANTORS for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through or under the grantor to

Sage Hen Mayflower, LLC, a Utah limited liability company

as GRANTEE(S), the following described real property situated in Wasatch County, State of Utah, to-wit:

Parcel 1: [00-0007-1337]

Beginning at the Northeast corner of Lot 256, East Park, Plat 2, Sheet 2, a recorded subdivision, being a part of Section 13, Township 2 South Range 4 East, Salt Lake Base and Meridian, said point also being North 2163.47 feet and West 3690.05 feet from the Southeast corner of aforesaid Section 13; and running thence South 60°30'00" East 1855.54 feet; thence North 29°30'00" East 457.45 feet; thence North 60°30'00" West 2062.18 feet; thence South 20°57'00" East 225.00 feet; thence South 23°28'34" West 315.919 feet to the point of beginning.

Less and excepting therefrom any portion within the bounds of the following described property, as deeded to Wasatch County in that certain Quit Claim Deed recorded May 14, 2019 as Entry No. 463603 in Book 1252 at Page 320 of Official Records, more particularly described as follows:

A part of the Southwest Quarter of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at the Northeast Corner of Lot 256, East Park Plat 2, Sheet 2, a recorded subdivision, said point described of record as being 2163.47 feet North and 3690.05 feet West from the Southeast Corner of said Section 13; and running thence South 60°48'21" East (South 60°30'00" East record) 34.58 feet to the Westerly Line of the Jordanelle Parkway as Dedicated to 75.00 foot Right-of-Way; thence along said Westerly Line the following three courses: Northeasterly along the arc of a 2537.50 foot radius curve to the right a distance of 25.00 feet (Center bears South 70°58'48" East, Central Angle equals 0°33'52" and Long Chord bears North 19°18'08" East 25.00 feet) to a point of tangency; North 19°35'04" East 393.97 feet to a point of curvature; and Northeasterly along the arc of a 1037.50 foot radius curve to the right a distance of 44.85 feet (Central Angle equals 2°28'37" and Long Chord bears North 20°49'22" East 44.85 feet) to the

Northeasterly Line of Grantor's Property; thence North 60°48'21" West (North 60°30'00" West record) to the Westerly Line of Grantor's Property; thence along said Westerly Line the following two courses: South 21°15'21" East (South 20°57'00" East record) 225.00 feet; and South 23°10'13" West (South 23°28'34" West record) 315.919 feet to the point of beginning.

Also, less and excepting therefrom any portion thereof within the bounds of Jordanelle Parkway, as dedicated as a public street in that certain Dedication Agreement Jordanelle Parkway, recorded January 30, 2018 as Entry No. 447877 in Book 1213 at Page 1600 of Official Records.

Parcel 2: [00-0007-1394]

Beginning at the Northeast corner of Lot 256, East Park, Plat 2, Sheet 2, a recorded subdivision, being a part of Section 13, Township 2 South Range 4 East, Salt Lake Base and Meridian, said point also being North 2163.47 feet and West 3690.05 feet from the Southeast corner of aforesaid Section 13; and running thence South 60°30' East 1856.21 feet; thence South 29°30' West 465.00 feet; thence North 60°30' West 938.21 feet; thence North 66°42'51" West 776.31 feet; thence North 11°58'25" East 269.934 feet; thence North 16°56'29" East 298.776 feet to the point of beginning.

Less and excepting therefrom any portion within the bounds of the following described property, as deeded to Wasatch County in that certain Quit Claim Deed recorded May 14, 2019 as Entry No. 463602 in Book 1252 at Page 317 of Official Records, more particularly described as follows:

A part of the Southwest Quarter of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at the Northeast Corner of Lot 256, East Park Plat 2, Sheet 2, a recorded subdivision, said point described of record as being 2163.47 feet North and 3690.05 feet West from the Southeast Corner of said Section 13; and running thence South 60°48'21" East (South 60°30'00" East record) 34.58 feet to the Westerly Line of the Jordanelle Parkway as Dedicated to 75.00 foot Right-of-Way; thence along said Westerly Line the following three courses: Southwesterly along the arc of a 2537.50 foot radius curve to the left a distance of 411.35 feet (Center bears South 70°58'48" East, Central Angle equals 9°17'17" and Long Chord bears South 14°22'33" West 410.90 feet) to a point of tangency; South 9°43'55" West 96.64 feet to a point of curvature; and Southwesterly along the arc of a 462.50 foot radius curve to the right a distance of 58.41 feet (Central Angle equals 7°14'10" and Long Chord bears South 13°21'00" West 58.37 feet) to the Southerly Line of Grantor's Property; thence North 67°01'12" West (North 66°42'51" West record) 41.79 feet along said Southerly Line to the Westerly Line of Grantor's Property; thence along said Westerly Line the following two courses: North 11°40'04" East (North 11°58'25" East record) 269.934 feet; and North

16°38'08" East (North 16°56'29" East record) 298.776 feet to the point of beginning.

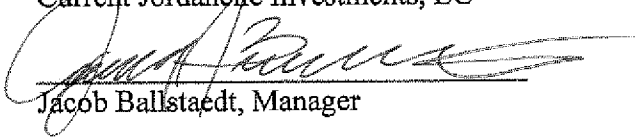
Also, less and excepting therefrom any portion thereof within the bounds of Jordanelle Parkway, as dedicated as a public street in that certain Dedication Agreement Jordanelle Parkway, recorded January 30, 2018 as Entry No. 447877 in Book 1213 at Page 1600 of Official Records.

Tax Parcel No. 00-0007-1337 & 00-0007-1394

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 31 day of March, 2021.

Current Jordanelle Investments, LC



Jacob Ballstaedt, Manager

STATE OF UTAH)
 :ss
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me this 31 day of March, 2021 by Jacob Ballstaedt, Manager of Current Jordanelle Investments, LC, who duly acknowledged to me that it was executed by authority.

Notary Public

