

When recorded, return to:
Stone Benloch Properties, LLC
4040 South 300 West
Salt Lake City, Utah 84107

Ent 527546 Bk 1429 Pg 1528 - 1531
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Dec 05 04:07PM Fee: \$40.00 TC
For: Cohne Kinghorn, P.C.
ELECTRONICALLY RECORDED

Parcel ID No. 00 0021 6278

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, Cache Private Capital Diversified Fund, LLC, a Nevada limited liability company ("Grantor"), conveys to Stone Benloch Properties, LLC, a Utah limited liability company ("Grantee"), a 9.95% tenant in common interest in the following described real property situated in Wasatch County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").

SUBJECT TO those matters set forth in Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions").

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions.

Dated this 5th day of December, 2022.

[Signature on following page]

EXHIBIT "A"

A 9.95% tenant in common interest in the following real property located in Wasatch County, Utah.

PART OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST (SAID NORTHEAST CORNER OF SECTION 1 BEING N89°31'27"E 16027.88 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE S01°18'39"E 2563.63 FEET; THENCE N62°48'28"W 354.89 FEET; THENCE N72°16'42"W 552.74 FEET; THENCE S64°46'26"W 220.52 FEET; THENCE S38°18'23"W 494.94 FEET; THENCE S67°20'38"W 1125.22 FEET; THENCE N90°00'00"W 227.79 FEET; THENCE N37°42'12"W 163.59 FEET; THENCE N01°06'44"E 404.26 FEET; THENCE N16°50'21"W 394.58 FEET; THENCE N52°14'52"W 346.35 FEET; THENCE N01°09'16"E 1673.29 FEET; THENCE N00°38'10"E 60.11 FEET; THENCE N05°05'03"E 269.83 FEET; THENCE N89°33'35"E 310.29 FEET; THENCE N89°33'13"E 2667.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SECTION LINE N 89°33'13" E 591.19 FEET, THENCE S 01°05'57" W 251.99 FEET, THENCE S 55°40'51" W 309.87 FEET, THENCE S 64°42'53" W 61.04 FEET, THENCE S 62°36'38" W 165.23 FEET, THENCE S 34°36'00" W 301.34 FEET TO A POINT ON A NONTANGENT 180.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 88.12 FEET THROUGH A DELTA OF 28°03'03" (CHORD BEARS S 57°29'12" E 87.25 FEET), THENCE S 27°43'44" W 188.30 FEET, THENCE N 53°22'20" W 357.75 FEET, THENCE N 01°06'03" E 501.38 FEET, THENCE N 05°04'14" E 269.70 FEET TO THE SECTION LINE, THENCE ALONG SECTION LINE N 89°33'35" E 310.30 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT THAT IS S 89°33'13" W 1,116.44 FEET ALONG THE SECTION LINE AND SOUTH 2,279.92 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 66°21'19" W 260.00 FEET, THENCE S 64°14'46" W 188.62 FEET, THENCE S 64°14'46" W 239.85 FEET, THENCE S 64°14'46" W 242.17 FEET, THENCE N 76°48'44" W 315.90 FEET, THENCE N 09°08'00" W 511.56 FEET, THENCE N 64°23'57" E 460.06 FEET TO A NON-TANGENT 500.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG ARC OF SAID CURVE 132.69 FEET THROUGH A DELTA OF 15°12'19" (CHORD BEARS S 04°45'39" E 132.30 FEET), THENCE S 02°50'31" W 18.16 FEET TO A 110.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 220.20 FEET THROUGH A DELTA OF 11°41'39" (CHORD BEARS S 54°30'19" E 185.23 FEET), THENCE N 68°08'51" E 59.44 FEET TO A POINT ON A 440.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 328.98 FEET THROUGH A DELTA OF 42°50'23" (CHORD BEARS N 46°43'39" E 321.37 FEET) TO A POINT ON A 500.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THENCE ALONG ARC OF SAID CURVE 88.30 FEET THROUGH A DELTA OF 10°07'05" (CHORD BEARS N 30°22'01" E 88.18 FEET, THENCE S 36°04'25" E 545.90 FEET TO THE POINT OF BEGINNING.

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Exhibit "B"

Permitted Exceptions
(attached to Special Warranty Deed)
Matters as they appear of record this 5th day of December 5, 2022

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