

WHEN RECORDED, MAIL TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

Send Tax Notices to:

Boyer Holbrook Commercial, L.C.
101 South 200 East, Suite 200 Salt
Lake City, Utah 84111

Relates to Tax ID No.: 58-020-0325

159537-DMF

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, HF RANCH LC, a Utah limited liability company (the "Grantor"), hereby grants and conveys to **BOYER HOLBROOK COMMERCIAL, L.C.**, Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 (the "Grantee"), all right, title and interest in and to the real property located in Utah County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 22 day of June, 2022.

HF RANCH LC,
a Utah limited liability company

By: *Stephen Holbrook*
Name: STEPHEN HOLBROOK
Its: MANAGER

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

Acknowledged before me this 22 day of June, 2022, by Stephen Holbrook the Manager of HF RANCH LC, a Utah limited liability company.

Darlak K. Milovich
Notary Public



EXHIBIT A
To
Special Warranty Deed

Legal Description

Commencing North 41.51 feet and East 77.92 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°08'15" West 525.19 feet; thence along a curve to the left (chord bears: North 37°41'17" East 74.34 feet, radius = 264 feet); thence along a curve to the right (chord bears: North 80°23'16" East 36.88 feet, radius = 112 feet); thence North 89°51'07" East 66.75 feet; thence South 86°42'52" East 101.66 feet; thence North 44°51'03" East 10.02 feet; thence North 89°51'07" East 577.67 feet; thence along a curve to the left (chord bears: North 74°51'30" East 120.55 feet, radius = 233 feet); thence South 54°19'00" East 138.77 feet; thence North 35°41'00" East 60.1 feet; thence North 51°29'05" West 16 feet; thence North 34°49'01" East 1.07 feet; thence North 35°41'01" East 17.23 feet; thence South 57°16'01" East 31.76 feet; thence along a curve to the right (chord bears: South 38°47'24" East 148.89 feet, radius = 440 feet); thence South 67°39'00" West 759.65 feet; thence North 21°45'40" West 1.3 feet; thence South 68°15'00" West 546.47 feet; thence North 38°53'00" West 5.52 feet; thence North 43°32'02" West 2.45 feet to the beginning.