

Mail Recorded Deed and Tax Notice To:
Belle Street Partners L.L.C., a Utah Limited Liability Company
3688 East Campus Drive, Suite 100
Eagle Mountain, UT 84005



File No.: 143396-RCP

WARRANTY DEED

Greg Hazard as to an undivided 50% interest

GRANTOR(S) of Eagle Mountain, State of Utah, hereby Conveys and Warrants to

Belle Street Partners L.L.C., a Utah Limited Liability Company

GRANTEE(S) of Eagle Mountain, State of Utah


for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58-044-0173, 58-044-0090 and 58-044-0174 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 26th day of April, 2021.

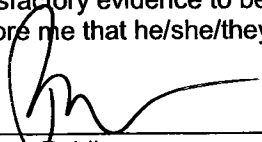


Greg Hazard

STATE OF UTAH

COUNTY OF UTAH

On this 26th day of April, 2021, before me, personally appeared Greg Hazard, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public

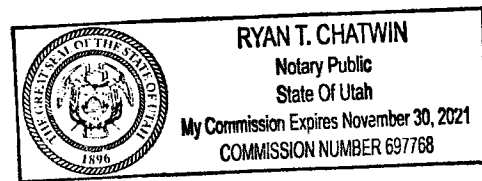


EXHIBIT A
Legal Description

Proposed ARRIVAL PHASE B PLAT 7, being more particularly described as follows:

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of Section 13, T5S, R2W, SLB&M; thence S89°49'35"E along the Section line 661.33 feet; thence S01°32'15"W 509.13 feet; thence S88°27'45"E 254.10 feet; thence South 465.14 feet to a point on the Northerly extension of the Westerly line of ARRIVAL PHASE B PLAT 4, according to the Official Plat thereof recorded September 19, 2019 as Entry No. 92986:2019 in the Office of the Utah County Recorder; thence along said plat and extension thereof the following two (2) courses: 1) S17°56'23"E 633.45 feet; 2) S10°33'39"E 348.12 feet to the Northeasterly Corner of Lot 601, ARRIVAL PHASE B PLAT 6, according to the Official Plat thereof recorded March 8, 2019 as Entry No. 19234:2019 in the Office of the Utah County Recorder; thence along said plat the following three (3) courses: 1) West 304.11 feet; 2) South 97.72 feet; 3) N89°48'26"W 369.75 feet; thence N00°11'16"E 822.00 feet; thence S80°42'12"W 231.22 feet; thence S89°14'55"W 50.00 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 375.00 feet (radius bears: S89°14'55"W) a distance of 137.03 feet through a central angle of 20°56'11" Chord: N11°13'11"W 136.27 feet; thence N21°41'16"W 15.08 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.86 feet through a central angle of 83°30'43" Chord: N63°26'37"W 19.98 feet; thence N15°11'59"W 50.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 475.00 feet (radius bears: N15°11'59"W) a distance of 37.35 feet through a central angle of 04°30'18" Chord: N72°32'52"E 37.34 feet; thence N18°36'58"W 580.03 feet to the Section line; thence N00°09'52"E along the Section line 474.53 feet to the point of beginning.