

Mail Recorded Deed and Tax Notice To:  
Utah Summit Partners, LLC, a Utah limited liability company  
494 West 1300 North  
Springville, UT 84663



File No.: 105801-EDP

**WARRANTY DEED**

**HG Utah I, L.L.C., an Arizona limited liability company**  
**GRANTOR(S)** of , State of , hereby Conveys and Warrants to  
**Utah Summit Partners, LLC, a Utah limited liability company**

**GRANTEE(S)** of Santaquin, 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 and Juab** County,  
State of Utah:

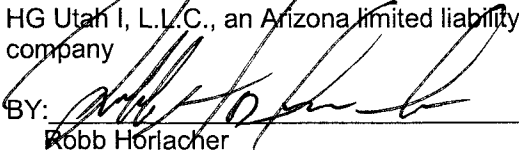
**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 32-015-0028, 32-021-0043, 32-021-0055, XB00-1378-AN, 32-016-0051 and 32-016-0057  
(for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 22nd day of August, 2018.

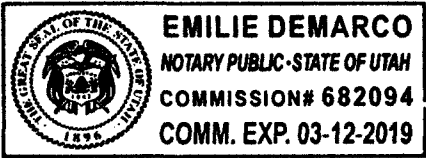
HG Utah I, L.L.C., an Arizona limited liability company  
BY:   
Robb Horlacher  
Manager

STATE OF UTAH

COUNTY OF UTAH

On the 22nd day of August, 2018, personally appeared before me Robb Horlacher, who acknowledged himself/herself to be the Manager of HG Utah I, L.L.C., an Arizona limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**

## PARCEL 1:

Beginning at a point on a curve located South 00°02'54" East along the section line 206.15 feet and West 145.79 feet from the Northwest corner of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, said curve turning to the right through an angle of 62°55'17", having a radius of 261.50 feet, and whose long chord bears North 71°00'40" East for a distance of 272.96 feet to a point of intersection with a non-tangential line; thence South 71°03'09" East for a distance of 74.59 feet to a point on a line; thence South 77°12'35" East for a distance of 91.06 feet to the beginning of a curve, said curve turning to the right through 86°13'06", having a radius of 15.00 feet, and whose long chord bears South 34°06'02" East for a distance of 20.50 feet to the beginning of a non-tangential curve, said curve turning to the right through 00°01'49", having a radius of 15.00 feet, and whose long chord bears South 09°01'26" West for a distance of 0.01 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 97°34'07", having a radius of 948.56 feet, and whose long chord bears South 39°45'39" East for a distance of 1427.08 feet to a point of intersection with a non-tangential line; thence South 88°35'00" East for a distance of 1.27 feet to a point on a line; thence South 88°35'00" East for a distance of 550.77 feet to a point on a line; thence South 01°26'00" West for a distance of 2681.18 feet to a point on a line; thence North 62°24'35" West for a distance of 177.75 feet to a point on a line; thence North 67°55'10" West for a distance of 213.52 feet to a point on a line; thence North 67°55'10" West for a distance of 74.45 feet to a point on a line; thence North 76°39'17" West for a distance of 140.80 feet to a point on a line; thence South 87°08'15" West for a distance of 80.10 feet to a point on a line; thence North 68°32'14" West for a distance of 55.56 feet to a point on a line; thence North 12°06'53" West for a distance of 146.72 feet to a point on a line; thence North 32°47'13" West for a distance of 140.18 feet to a point on a line; thence North 64°18'15" West for a distance of 130.80 feet to a point on a line; thence North 32°10'55" West for a distance of 195.51 feet to a point on a line; thence North 00°50'37" East for a distance of 71.19 feet to a point on a line; thence North 10°32'32" West for a distance of 207.29 feet to a point on a line; thence North 25°30'53" West for a distance of 194.41 feet to a point on a line; thence North 43°45'53" West for a distance of 161.23 feet to a point on a line; thence North 86°52'37" West for a distance of 172.50 feet to a point on a line; thence North 44°26'25" West for a distance of 65.73 feet to a point on a line; thence North 06°29'53" East for a distance of 189.47 feet to a point on a line; thence North 20°54'54" West for a distance of 202.99 feet to a point on a line; thence North 59°09'39" East for a distance of 79.92 feet to a point on a line; thence North 20°11'13" East for a distance of 147.65 feet to a point on a line; thence North 08°22'00" West for a distance of 260.62 feet to a point on a line; thence North 10°49'12" West for a distance of 204.25 feet to a point on a line; thence North 38°10'30" West for a distance of 335.17 feet to a point on a line; thence North 50°20'10" East for a distance of 195.48 feet to a point on a line; thence North 16°50'29" East for a distance of 60.45 feet to a point on a line; thence North 51°45'17" East for a distance of 105.00 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 20°21'33", having a radius of 1242.56 feet, and whose long chord bears North 28°03'56" West for a distance of 439.21 feet; thence North 17°53'09" West for a distance of 84.36 feet to a point on a line; thence North 19°39'19" West for a distance of 50.03 feet to a point on a line; thence North 15°12'24" West for a distance of 204.31 feet to a point on a line; thence North 09°28'37" West for a distance of 76.34 feet to a point on a line; thence North 03°04'44" West for a distance of 66.48 feet to a point on a line; thence North 00°00'00" East for a distance of 48.91 feet to a point on a line; thence South 80°12'46" West a distance of 71.83 feet to the point of beginning.

## PARCEL 2:

Commencing North 2,623.5 feet and East 1,213.22 feet from the Southwest corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°56'09" East 1,351.37 feet; thence South 89°50'00" West 94.78 feet; thence South 89°50'00" West 75.18 feet; thence along a curve to the left (chord bears: North 06°52'21" East 726.05 feet, radius = 2,790 feet) arc length = 728.11 feet; thence North 00°36'15" West 632.48 feet; thence South 88°39'17" East 67.7 feet to the point of beginning.

**File No. 105801-EDP**

PARCEL 3:

Commencing North 2,623.6 feet and East 1,213.27 feet from the Southwest corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North  $00^{\circ}56'09''$  West 1,369.42 feet; thence North  $87^{\circ}02'00''$  West 59.86 feet; thence South  $00^{\circ}36'15''$  East 1,370.83 feet; thence South  $88^{\circ}39'17''$  East 67.71 feet to the point of beginning.