



ENT81185:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Apr 29 01:14 PM FEE 40.00 BY IP
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

Prepared By Trident Title Insurance
Agency, LLC
91843-21

After Recording Mail To:
13702 S 200 W B12
Draper, UT 84020

Space Above This Line for Recorder's Use

Special Warranty Deed

MFRE River Jordan Mink Ranch North, SLLC, a Utah series limited liability company as to parcels A, B, and C MFRE River Jordan Mink Ranch South, SLLC, a Utah series limited liability company as to parcel D GRANTOR

of Utah County, Utah, hereby Conveys and Warrants against all claiming by, through or under it, and against acts of itself, to

**Edge Homes Utah, LLC, a Utah limited liability company
GRANTEE of 13702 S 200 W B12, Draper, UT 84020**

for the sum of Ten and 0/100 (\$10.00) DOLLARS and other good and valuable consideration

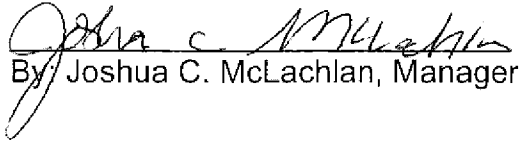
the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

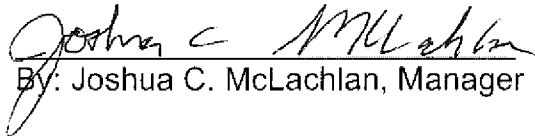
WITNESS the hand of said grantor, this 28 day of April, 2021.

Grantor:

MFRE River Jordan Mink Ranch North, SLLC, a Utah series limited liability company, GRANTOR


By: Joshua C. McLachlan, Manager

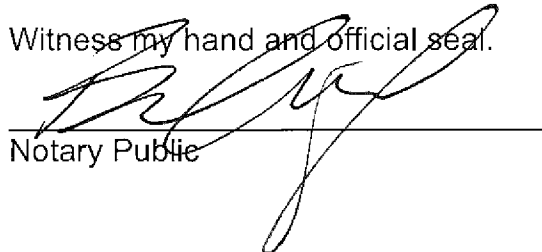
MFRE River Jordan Mink Ranch South, SLLC, a Utah series limited liability company


By: Joshua C. McLachlan, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 28 day of April, 2021, personally appeared Joshua C. McLachlan, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Manager of **MFRE River Jordan Mink Ranch North, SLLC, a Utah series limited liability company and MFRE River Jordan Mink Ranch South, SLLC, a Utah series limited liability company** and said document was signed by him/her on behalf of said Limited Liability Companies by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Companies executed the same.

Witness my hand and official seal.


Notary Public

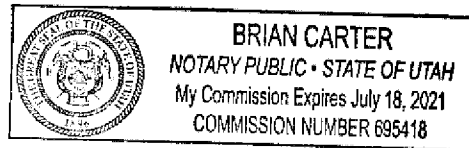


Exhibit "A"
Property Description

Takedown #2 Parcel A
 (Tax Serial 58:023:0314)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,410.72 feet along the section line from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89° 53' 54" East 215.03 feet along the section line; thence South 00° 06' 48" East 316.19 feet; thence South 89° 53' 54" West 214.95 feet; thence North 00° 07' 42" West 316.19 feet to the point of beginning.

Takedown #2 Parcel B
 (Tax Serial 58:023:0313 and 58:023:0316)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89° 53' 54" East 1,190.64 feet along the section line and South 00° 14' 11" East 586.03 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southeasterly 27.96 feet along the arc of a 1,039.00 foot radius curve to the left (center bears North 01° 26' 09" East and the chord bears South 89° 20' 06" East 27.96 feet with a central angle of 01° 32' 31"); thence North 89° 53' 38" East 137.20 feet; thence North 88° 53' 18" East 60.02 feet; thence North 89° 56' 46" East 1,208.68 feet; thence South 00° 06' 48" East 695.32 feet; thence South 89° 57' 40" West 1,432.36 feet; thence North 00° 14' 11" West 694.07 feet to the point of beginning.

Takedown #2 Parcel C
 (Part of Tax Serial 58:023:0316 and All of 58:023:0308)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89° 53' 54" East 1,190.64 feet along the section line and South 00° 14' 11" East 586.03 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00° 14' 11" East 806.19 feet; thence North 55° 36' 43" West 682.44 feet; thence Northeasterly 516.07 feet along the arc of a 1,144.00 foot radius curve to the left (center bears North 51° 51' 39" West and the chord bears North 25° 12' 57" East 511.71 feet with a central angle of 25° 50' 48"); thence South 79° 57' 04" East 87.61 feet; thence South 84° 04' 51" East 88.61 feet; thence South 79° 57' 04" East

12.37 feet; thence Southeasterly 156.19 feet along the arc of a 1,039.00 foot radius curve to the left (center bears North $10^{\circ} 02' 56''$ East and the chord bears South $84^{\circ} 15' 27''$ East 156.04 feet with a central angle of $08^{\circ} 36' 47''$) to the point of beginning.

Takedown #2 Parcel D
(Part of Tax Serial 58:023:0316)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North $89^{\circ} 53' 54''$ East 1,190.64 feet along the section line and South $00^{\circ} 14' 11''$ East 1,392.22 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 531.07 feet; thence Southwesterly 69.77 feet along the arc of a 1,440.35 foot radius curve to the right (center bears North $40^{\circ} 29' 57''$ West and the chord bears South $50^{\circ} 53' 18''$ West 69.77 feet with a central angle of $02^{\circ} 46' 32''$); thence North $37^{\circ} 44' 37''$ West 18.48 feet; thence Southwesterly 28.36 feet along the arc of a 24.00 foot radius curve to the left (center bears South $35^{\circ} 19' 04''$ East and the chord bears South $20^{\circ} 49' 33''$ West 26.74 feet with a central angle of $67^{\circ} 42' 45''$); thence Southeasterly 20.81 feet along the arc of a 987.00 foot radius curve to the right (center bears South $76^{\circ} 58' 10''$ West and the chord bears South $12^{\circ} 25' 35''$ East 20.81 feet with a central angle of $01^{\circ} 12' 28''$); thence Southeasterly 35.80 feet along the arc of a 24.00 foot radius curve to the left (center bears North $78^{\circ} 10' 39''$ East and the chord bears South $54^{\circ} 33' 00''$ East 32.57 feet with a central angle of $85^{\circ} 27' 16''$); thence South $10^{\circ} 06' 51''$ East 42.05 feet; thence Southeasterly 142.41 feet along the arc of a 1,010.00 foot radius curve to the right (center bears South $81^{\circ} 55' 17''$ West and the chord bears South $04^{\circ} 02' 21''$ East 142.29 feet with a central angle of $08^{\circ} 04' 43''$); thence South 67.56 feet; thence West 342.00 feet; thence North $07^{\circ} 09' 38''$ West 35.62 feet; thence North $10^{\circ} 19' 44''$ West 229.92 feet; thence North $13^{\circ} 20' 50''$ West 144.89 feet; thence North $61^{\circ} 37' 17''$ East 163.13 feet; thence Northeasterly 371.00 feet along the arc of a 1,144.00 foot radius curve to the left (center bears North $33^{\circ} 16' 48''$ West and the chord bears North $47^{\circ} 25' 47''$ East 369.37 feet with a central angle of $18^{\circ} 34' 51''$); thence South $55^{\circ} 36' 43''$ East 682.44 feet to the point of beginning.