

AFTER RECORDING RETURN TO:

OQUIRRH WOOD RANCH, LLC
Manager Exchange Place, Bldg. B
14034 South 145 East, Suite 204
Draper, Utah 84020

ORT File 2380615HM

TAX PARCEL NO(S):

59-049-0043 and
59-048-0099 and
59-053-0047 and
59-052-0017

TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

OQUIRRH WOOD RANCH, LLC, a Utah limited liability company ("**Declarant**"), whose mailing address is Manager Exchange Place, Bldg. B 14034 South 145 East, Suite 204, Draper, Utah 84020, for itself and on behalf of all of Declarant's heirs, successors and assigns, does hereby fully and forever revoke and terminate in its entirety that certain Declaration of Covenants, Conditions and Restrictions recorded on August 29, 2008, with the Utah County Recorder of Entry No. 96450-2008 (the "**Declaration**"), together with all duties, obligations, rights, interests, and transactions associated with, contemplated by or referred to therein, which Declaration has been recorded against certain real property located in Utah County, State of Utah, which is more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "**Property**"). Without limiting the generality of the foregoing Declarant fully and forever releases all of the Property from the covenants, conditions and restrictions of the aforementioned Declaration.

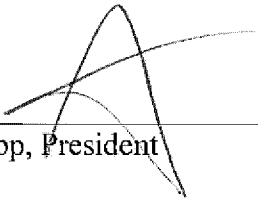
Declarant's termination of the Declaration and release of the Property pursuant to this instrument is made under the authority reserved by and granted to Declarant in Section 25 of said Declaration, which section states, in relevant part:

DECLARANT'S RIGHT TO TERMINATE. Declarant reserves unto itself the right to terminate this Instrument as to all or any legally identifiable part of the Property owned by Declarant provided that same is done by written instrument executed by Declarant and filed of record prior to Declarant's first Transfer of Title to the property to be released.

DATED this 21 day of December, 2023.

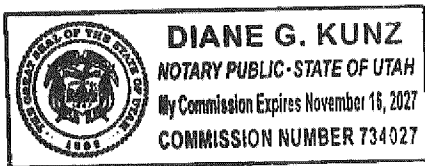
OQUIRRH WOOD RANCH, LLC,
a Utah limited liability

By: Shipp Ventures, a Utah Corporation, its Manager

By: 
Nathan D. Shipp, President

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

On the 21 day December 2023, personally appeared before me Nathan D. Shipp, who acknowledged to me that he executed the foregoing Termination of Declaration of Covenants, Conditions and Restrictions in his capacity as President of Shipp Ventures, Inc., a Utah corporation, the manager of Oquirrh Wood Ranch, LLC, a Utah limited liability company.



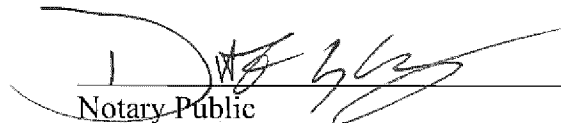

Notary Public

Exhibit A

Legal Description

A parcel of land situate within the Northwest Quarter (NW-1/4) of Section 21, the Southwest Quarter (SW-1/4) of Section 16, the Southeast Quarter (SE-1/4) of Section 17, the South Half (S-1/2) of Section 20, and the Northwest Quarter (NW-1/4) of Section 21, all in Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah and being described as follows:

Beginning at a point in the Section line common to Sections 16 & 21, said point being S 89°23'00" E, along said Section line, a distance of 144.74 feet, from the Section Corner common to Section 16, 17, 20, & 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence S 32°58'10" E, a distance of 608.21 feet to the beginning of a curve; thence along the arc of said curve, turning to the left through an angle of 86°41'43", a distance of 22.70 feet, having a radius of 15.00 feet, and whose long chord bears S 76°19'02" E, a distance of 20.59 feet to a point of intersection with a non-tangential line; thence S 29°46'18" E, a distance of 13.50 feet; thence S 36°47'49" E, a distance of 32.24 feet; thence S 29°46'18" E, a distance of 13.50 feet, more or less, to the Southeasterly Right-of-Way line of Tyson Parkway; thence along said Southeasterly Right-of-Way line, the following Eight (8) courses: (1) S 60°13'42" W, a distance of 171.09 feet to the beginning of a curve; (2) along the arc of said curve turning to the left through an angle of 30°45'57", a distance of 735.91 feet, having a radius of 1370.50 feet, and whose long chord bears S 44°50'44" W, a distance of 727.10 feet to a point of intersection with a non-tangential line; (3) S 29°36'59" W, a distance of 372.32 feet to the beginning of a non-tangential curve; (4) along the arc of said curve turning to the right through 70°51'45", a distance of 1157.63 feet; having a radius of 936.00 feet, and whose long chord bears S 64°53'38" W, a distance of 1085.25 feet to the beginning of a non-tangential curve; (5) along the arc of said curve turning to the left through an angle of 23°22'26", a distance of 448.14 feet, having a radius of 1098.50 feet, and whose long chord bears S 88°38'17" W, a distance of 445.03 feet; (6) S 76°57'04" W, a distance of 21.35 feet to the beginning of a curve; (7) along the arc of said curve turning to the left through 22°09'31", a distance of 646.43 feet, having a radius of 1671.50 feet, and whose long chord bears S 65°52'19" W, a distance of 642.41 feet to the beginning of a non-tangential curve; (8) along the arc of said curve turning to the right through an angle of 20°37'14", a distance of 370.15 feet, having a radius of 1028.50 feet, and whose long chord bears S 65°06'10" W, a distance of 368.16 feet to a point of intersection with a non-tangential line; thence N 10°28'44" W, a distance of 172.04 feet; thence N 09°20'05" W, a distance of 19.04 feet; thence N 13°47'39" W, a distance of 36.82 feet; thence N 12°49'03" W, a distance of 17.00 feet; thence N 18°18'48" W, a distance of 46.82 feet; thence N 20°17'42" W, a distance of 17.02 feet; thence N 23°17'02" W, a distance of 36.84 feet; thence N 28°58'23" W, a distance of 21.36 feet; N 26°27'42" W, a distance of 636.28 feet; thence N 63°32'18" E, a distance of 110.00 feet; thence N 26°27'42" W, a distance of 167.00 feet; S 63°32'18" W for a distance of 110.00 feet; thence N 26°27'42" W, a distance of 131.60 feet; thence N 26°48'38" W, a distance of 22.29 feet; thence N 24°18'53" W, a distance of 29.82 feet; thence N 20°51'21" W, a distance of 32.14 feet; thence N 15°17'05" W, a distance of 29.82 feet; N 10°58'16" W, a distance of 32.15 feet; N 06°12'59" W, a distance of 29.82 feet; thence N 01°09'58" W, a distance of 33.22 feet; thence N 03°34'05" E, a distance of 46.85 feet; thence N 12°00'15" E, a distance of 60.50

feet; thence N 12°13'35" E, a distance of 65.81 feet; thence N 12°13'35" E, a distance of 65.00 feet; thence N 12°10'51" E, a distance of 65.00 feet; thence N 07°18'04" E, a distance of 73.14 feet; thence N 04°12'47" E, a distance of 26.03 feet; thence N 01°36'19" E, a distance of 46.82 feet; thence N 05°06'28" E, a distance of 107.18 feet; thence N 78°08'58" E, a distance of 100.45 feet; thence N 79°05'53" E, a distance of 1.87 feet; thence N 10°32'19" W, a distance of 110.24 feet; thence S 79°27'41" W, a distance of 5.53 feet, to the beginning of a non-tangential curve thence along the arc of said curve turning to the left through an angle of 03°07'05", a distance of 57.11 feet, having a radius of 1049.50 feet, and whose long chord bears N 14°02'11" W, a distance of 57.11 feet to a point of intersection with a non-tangential line; thence S 79°27'41" W, a distance of 109.20 feet; thence N 19°09'58" W, a distance of 232.28 feet; thence N 20°45'27" W, a distance of 14.26 feet; thence N 31°17'41" W, a distance of 46.82 feet; thence N 37°42'27" W, a distance of 11.03 feet; thence N 52°09'08" W, a distance of 46.82 feet; thence N 62°14'30" W, a distance of 13.45 feet; thence N 65°08'02" W, a distance of 56.82 feet; thence N 59°50'39" W, a distance of 15.20 feet; thence N 74°40'50" W, a distance of 61.45 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 30°32'56", a distance of 171.42 feet, having a radius of 321.50 feet, and whose long chord bears N 16°50'49" W, a distance of 169.39 feet to a point of intersection with a non-tangential line; thence N 83°20'31" E, a distance of 51.04 feet to the beginning of a curve; thence along the arc of said curve turning to the right through 22°21'09", a distance of 59.88 feet, having a radius of 153.50 feet, and whose long chord bears S 85°28'55" E, a distance of 59.51 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 47°07'21", a distance of 173.95, having a radius of 211.50 feet, and whose long chord bears N 21°30'15" E, a distance of 169.09 feet; thence N 45°03'56" E, a distance of 147.42 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 01°39'21", a distance of 12.59 feet, having a radius of 435.50 feet, and whose long chord bears S 64°18'22" E, a distance of 12.59 feet; thence S 65°08'02" E, a distance of 557.30 feet, to the beginning of a curve; thence along the arc of said curve turning to the right through an angle of 03°47'12", a distance of 35.00 feet, having a radius of 529.50 feet, and whose long chord bears S 63°14'26" E, a distance of 34.99 feet to the White Hills Water Company parcel; thence along the lines of said White Hills Water Company Parcel the following Four (4) courses: (1) S 00°35'13" W, a distance of 148.07 feet; (2) S 89°30'09" E, a distance of 200.00 feet; (3) N 00°35'13" E, a distance of 200.00 feet; (4) N 89°30'09" W, a distance of 6.48 feet; thence N 43°18'50" E, a distance of 3.27 feet; thence N 46°46'07" E, a distance of 55.65 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 11°34'23", a distance of 106.75 feet, having a radius of 528.50 feet, and whose long chord bears N 52°06'32" W, a distance of 106.57 feet to a point of intersection with a non-tangential line; thence N 34°48'33" E, a distance of 170.85 feet; thence N 72°48'53" W, a distance of 25.87 feet; thence N 08°28'48" E, for a distance of 133.49 feet; thence S 78°59'57" W, a distance of 6.39 feet; thence N 13°16'19" W, a distance of 55.54 feet; thence N 76°11'51" E, a distance of 6.31 feet to the beginning of a curve; thence along the arc of said curve turning to the right through 45°11'18", a distance of 543.37 feet, having a radius of 688.96 feet, and whose long chord bears S 81°12'57" E, a distance of 529.40 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through 24°37'33", a distance of 157.91 having a radius of 367.41 feet, and whose long chord bears S 70°50'47" E, a distance of 156.70 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through 48°00'20", a distance of 307.07 feet; having a

radius of 366.50 feet, and whose long chord bears N 73°01'15" E, a distance of 298.17 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through 22°22'54", a distance of 103.52 feet, having a radius of 265.00 feet, and whose long chord bears N 60°12'32" E, a distance of 102.86 feet to the beginning of a non-tangential curve; thence along the arc of curve turning to the left through an angle of 161°23'55", a distance of 8.45 feet, having a radius of 3.00 feet, and whose long chord bears N 09°18'01" W, a distance of 5.92 feet to a point of intersection with a non-tangential line; thence North, a distance of 8.00 feet; East, a distance of 138.98 feet; thence N 00°00'04" E, a distance of 3.39 feet to the beginning of a curve; thence along the arc of said curve turning to the left through 73°06'18", a distance of 22.33 feet, having a radius of 17.50 feet, and whose long chord bears N 36°33'06" W, a distance of 20.84 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through 102°49'18", a distance of 94.22 feet, having a radius of 52.50 feet, and whose long chord bears N 21°41'35" W, a distance of 82.07 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through 54°22'32", a distance of 198.35 feet, having a radius of 209.00 feet, and whose long chord bears N 02°31'48" E, a distance of 190.99 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through 21°04'47", a distance of 36.79 feet, having a radius of 100.00 feet, and whose long chord bears N 14°07'04" W, a distance of 36.58 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 21°33'59", a distance of 18.82 feet; having a radius of 50.00 feet, and whose long chord bears N 14°21'41" W, a distance of 18.71 feet; thence N 25°08'40" W, a distance of 1.85 feet to the beginning of a curve; thence along the arc of said curve turning to the left through 25°08'11", a distance of 39.48 feet, having a radius of 90.00 feet, and whose long chord bears N 37°42'46" W, a distance of 39.17 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through 96°48'53", a distance of 49.00 feet, having a radius of 29.00 feet, and whose long chord bears N 01°52'25" W, a distance of 43.37 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 46°31'58", a distance of 14.62 feet, having a radius of 18.00 feet, and whose long chord bears N 23°16'02" E, a distance of 14.22 feet to a point of intersection with a non-tangential line; thence N 00°27'07" E, a distance of 6.28 feet; thence S 89°32'50" E, a distance of 1390.34 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through an angle of 18°18'32", a distance of 295.58 feet, having a radius of 925.00 feet, and whose long chord bears S 80°32'55" E, a distance of 294.33 feet to a point of intersection with a non-tangential line; thence S 15°41'35" W, a distance of 105.35 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through 01°28'21", a distance of 20.49 feet, having a radius of 797.29 feet, and whose long chord bears S 14°56'15" W, a distance of 20.49 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the right through 09°21'30", a distance of 18.54 feet, having a radius of 113.50 feet, and whose long chord bears S 19°34'18" W, a distance of 18.52 feet to the beginning of a non-tangential curve; thence along the arc of said curve turning to the left through an angle of 24°24'44", a distance of 164.68 feet, having a radius of 386.50 feet, and whose long chord bears S 12°02'41" W, a distance of 163.43 feet; thence S 00°09'40" E, a distance of 8.76 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of 23°03'20", a distance of 310.05 feet, having a radius of 770.50 feet, and whose long chord bears S 11°41'20" E, a distance of 307.96 feet; thence S 23°13'00" E, a distance of 50.66 feet to the beginning of a curve; along the arc of said curve turning to the right through an angle

of $80^{\circ}35'36''$, a distance of 386.12 feet, having a radius of 274.50 feet, and whose long chord bears $S 17^{\circ}04'48'' W$, a distance of 355.06 feet; thence $S 57^{\circ}22'35'' W$, a distance of 118.75 feet to the beginning of a curve; thence along the arc of said curve turning to the left through an angle of $90^{\circ}20'46''$, a distance of 23.65 feet, having a radius of 15.00 feet, and whose long chord bears $S 12^{\circ}12'13'' W$, a distance of 21.28 feet; thence $S 32^{\circ}58'10'' E$, a distance of 74.53 feet to the point of beginning.

TAX ID Nos: 59-049-0043 and 59-048-0099 and 59-053-0047 and 59-052-0017