

WHEN RECORDED, MAIL TO:

W. Michael Black
Mitchell, Barlow & Mansfield, P.C.
Nine Exchange Place, Suite 600
Salt Lake City, Utah 84111

CORRECTIVE SPECIAL WARRANTY DEED

This Corrective Special Warranty Deed ("Corrective Deed") is made by and between HVAF LLC, a Utah limited liability company ("HVAF"), HVAF2 LLC, a Utah limited liability company ("HVAF2," and together with HVAF, the "Grantors," and each a "Grantor"), in favor of AFEW1 Limited Liability Company, a Utah limited liability company, of 5255 West 11000 North, Suite 125, Highland, Utah 84003 ("Grantee").

WHEREAS, HVAF previously conveyed certain real property to Grantee pursuant to that certain Special Warranty Deed dated October 5, 2022 and recorded by the Utah County Recorder on December 30, 2022 as Entry 128421:2022 (the "Original Deed");

WHEREAS, the Original Deed legal description erroneous included in the property conveyed to Grantee portions of Parcel 13:040:0090, which is owned not owned by HVAF;

WHEREAS, HVAF desires to amend the Original Deed to exclude from the legal description of the property conveyed any portion of the property included within Parcel 13:040:0090;

WHEREAS, the legal description in the Original Deed included Parcels 13:041:0107 and 13:040:0103, which parcels were co-owned by HVAF and HVAF; and

WHEREAS, the parties desire to amend the Original Deed on include HVAF2 as a grantor with respect to Parcels 13:041:0107 and 13:040:0103.

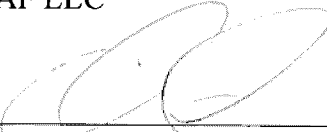
NOW THEREFORE, the parties agree as follows:

1. Legal Description of Original Deed. The legal description of the property conveyed to Grantee is hereby amended as set forth on **Exhibit A** attached hereto, which legal description excludes any portions of Parcel 13:040:0090.
2. HVAF2 as Additional Grantor. HVAF 2 is hereby added as a Grantor of the property with respect to Parcels 13:041:0107 and 13:040:0103.

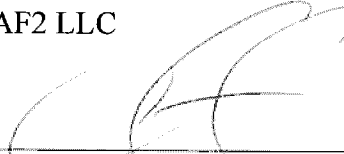
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WITNESS the hand of GRANTORS this 9 day of February 2023.

HVAF LLC

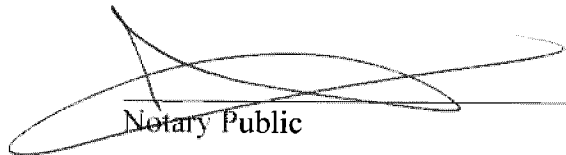
By: 
Name: Chad Christofferson
Title: Manager

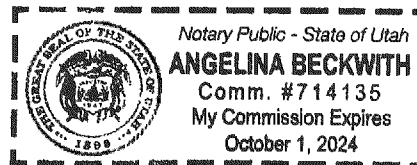
HVAF2 LLC

By: 
Name: Chad Christofferson
Title: Manager

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On February 9, 2023, before me, a notary public in and for the State of Utah, personally appeared Chad Christofferson, duly acknowledged to me that he executed the foregoing instrument as the Manager of HVAF LLC and of HVAF2 LLC.


Notary Public



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Utah County, State of Utah, more particularly described as follows: Beginning at a point which is South 89°53'29" East along the section line 426.31 feet and South 2800.40 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 89°06'00" E 53.00 feet to a point of curvature; thence along an arc 23.59 feet to the right, having a radius of 15.00 feet, the chord bears N 45°57'19" E 21.23 feet to a point on the southern right of way line of 350 South; thence S 88°56'04" E 570.12 feet to a point of curvature; thence along an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet more or less to the western right of way line of 1100 West; thence along said right of way the following five (5) calls: 1) S 0°56'33" W 140.54 feet; 2) along an arc 114.04 feet to the right, having a radius of 710.50 feet, the chord bears S 5°32'27" W 113.92 feet; 3) S 10°08'21" W 120.25 feet; 4) along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; 5) S 0°56'33" W 9.86 feet to a point of curvature; thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence S 0°50'57" W 60.49 feet more or less to the southern right of way line of 450 South; thence N 88°56'04" W 531.16 feet to a point of curvature; thence along an arc 23.61 feet to the left, having a radius of 15.00 feet, the chord bears S 45°58'58" W 21.24 feet; thence N 89°06'00" W 53.00 feet; thence N 0°54'00" E 609.42 feet to the POINT OF BEGINNING.

Less and except any portions of the foregoing included in the following real property described by Utah County as Parcel No 13:040:0090:

COM N 396 FT & E 52.14 FT & S 450 FT FR W 1/4 COR. SEC. 22, T5S, R1E, SLB&M.; E 240 FT; N 450 FT; E 169.86 FT; S 525.35 FT; N 89 DEG 5' 18" W 26.96 FT; S 0 DEG 54' 43" W 1116.31 FT; N 89 DEG 41' 15" E 44.72 FT; S 484.35 FT; W 409.86 FT; N 1675.2 FT TO BEG.