

Mail Recorded Deed and Tax Notice To:
Clayton Properties Group II, Inc. d/b/a Oakwood Homes
206 E. Winchester Ave.
Murray, UT 84107



File No.: 114333-CAF

WARRANTY DEED

Boyer Holbrook Residential, L.C., a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Clayton Properties Group II, Inc. d/b/a Oakwood Homes

GRANTEE(S) of Murray, 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.: 58-021-0365 (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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 30th day of August, 2019.

Boyer Holbrook Residential, L.C.
a Utah limited liability company

BY: The Boyer Company, L.C. Its Manager

BY: *Nathan R. Boyer*
NAME: NATHAN R. BOYER
ITS: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 3 day of September, 2019, personally appeared before me Nathan R. Boyer, who acknowledged himself to be the Manager of The Boyer Company, L.C., Manager of Boyer Holbrook Residential, L.C. a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michelle C. Gedde
Notary Public

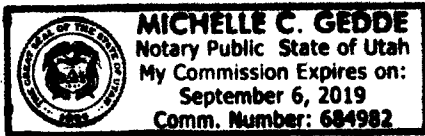


EXHIBIT A
Legal Description

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of State Road 85, located North 00°08'15" West along the section line 130.80 feet and West 2,649.42 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said right-of-way the following 4 (four) courses: 1) West 245.23 feet; 2) North 86°29'09" West 381.72 feet; 3) South 83°02'09" West 148.09 feet; 4) North 24.56 feet; thence North 00°08'53" West 462.61 feet; thence North 89°51'07" East 96.73 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 23.59 feet (radius bears: South 50°48'59" West) a distance of 16.21 feet through a central angle of 39°23'20" Chord: South 19°29'21" East 15.90 feet; thence North 89°51'07" East 28.00 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 24.00 feet (radius bears: North 89°51'07" East) a distance of 16.20 feet through a central angle of 38°40'56" Chord: North 19°11'35" East 15.90 feet; thence North 89°51'07" East 324.81 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: South 00°08'52" East) a distance of 23.60 feet through a central angle of 90°08'52" Chord: South 45°04'26" East 21.24 feet; thence North 89°46'21" East 56.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: East) a distance of 23.52 feet through a central angle of 89°51'07" Chord: North 44°55'33" East 21.19 feet; thence North 89°51'07" East 14.39 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 857.00 feet (radius bears: North 00°08'54" West) a distance of 38.99 feet through a central angle of 02°36'25" Chord: North 88°32'53" East 38.99 feet; thence North 87°14'41" East 139.45 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 749.50 feet (radius bears: South 02°44'48" East) a distance of 35.55 feet through a central angle of 02°43'03" Chord: North 88°36'43" East 35.54 feet to the Westerly line of that Real Property described as Deed Entry No. 103474:2018 of the official records of Utah County; thence South 00°01'06" East along said deed 502.61 feet to the point of beginning. (aka Proposed Plat F)