

WHEN RECORDED, MAIL TO:

Parr Brown Gee & Loveless  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111  
Attention: David E. Gee

Relates to Tax Parcel No.: 58-005-0078 (for reference only)

CTIA 128789-DMF (Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, HF RANCH LC, a Utah limited liability company (the "Grantor"), hereby grants and conveys to BOYER HOLBROOK RESIDENTIAL, L.C., Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 (the "Grantee"), all right, title and interest in and to the real property located in Utah County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity.

*(Signature page follows)*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30<sup>th</sup> day of June, 2020.

HF RANCH LC,  
a Utah limited liability company

By: Stephen G. Holbrook  
Name: Stephen G. Holbrook  
Its: Manager

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

Acknowledged before me this 30<sup>th</sup> day of June, 2020, by Stephen G. Holbrook, the Manager of HF RANCH LC, a Utah limited liability company.

[Signature]  
Notary Public

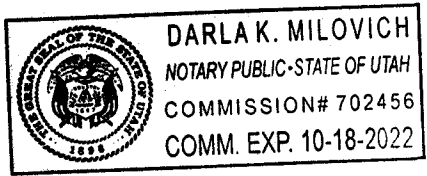


EXHIBIT A  
To  
Special Warranty Deed

A portion of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South  $89^{\circ}57'58''$  West along the section line 1,483.81 feet and North 40.00 feet from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South  $89^{\circ}57'58''$  West parallel to the section line 184.99 feet to the Easterly line of that real property described in Deed Entry No. 63302:2017 of the official records of Utah County; thence along said deed the following two (2) courses: 1) North  $18^{\circ}27'02''$  West 1,304.77 feet; 2) North  $89^{\circ}53'50''$  East 182.53 feet to the Westerly line of that real property described in Deed Entry No. 63307:2017 of the official records of Utah County; thence South  $18^{\circ}33'00''$  East along said deed and along the Westerly line of that real property described in Deed Entry No. 61265:2018 of the official records of Utah County 1,305.75 feet to the point of beginning.