

2021-076
WHEN RECORDED
MAIL TAX NOTICES TO:

Vacant Land , Salem, Utah 84653

WARRANTY DEED

Prime Directive Salem, LLC, a Utah Limited Liability Company, and Arrowhead Sector 2, LLC, a Utah limited liability company

Grantors,

of Salem, Utah
hereby CONVEYS and WARRANTS to

Gecko Grey, LLC, a Utah limited liability company

Grantee,

of Salem, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH, State of Utah, to-wit:

PARCEL 1: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°47'27" WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 34.
BEGINNING AT A POINT SOUTH 89°47'27" WEST, ALONG THE SECTION LINE, 1595.93 FEET AND NORTH 00°12'33" WEST 1526.30 FEET AND WEST 728.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 626.81 FEET; THENCE NORTH 00°23'54" WEST 1067.13 FEET TO THE SOUTH RIGHT OF WAY LINE OF 1500 NORTH STREET; THENCE NORTH 89°41'46" EAST, ALONG SAID SOUTH LINE, 634.23 FEET; THENCE SOUTH 1070.47 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND LYING WITHIN 1500 NORTH STREET

PARCEL 4: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°47'27" WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 34.

BEGINNING AT A POINT NORTH 89°50'25" EAST, ALONG THE SECTION LINE, 372.78 FEET AND NORTH 00°09'35" WEST 1491.99 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 34°57'35" WEST 152.52 FEET; THENCE NORTH 55°44'32" EAST 281.62 FEET; THENCE NORTH 34°20'50" WEST 355.41 FEET; THENCE NORTH 55°39'10" EAST 101.49 FEET; THENCE NORTH 34°10'48" WEST 62.00 FEET; THENCE NORTH 55°46'36" EAST 76.57 FEET; THENCE NORTH 34°13'24" WEST 100.00 FEET; THENCE NORTH 55°46'36" EAST 85.00 FEET; THENCE NORTH 34°13'24" WEST 155.00 FEET; THENCE NORTH 55°46'36" EAST 100.00 FEET; THENCE NORTH 00°36'15" WEST 100.38 FEET; THENCE NORTH 89°23'45" EAST 100.73 FEET; THENCE SOUTH 00°36'15" EAST 49.50 FEET; THENCE NORTH 89°23'45" EAST 660.00 FEET; THENCE NORTH 00°36'15" WEST 49.50 FEET; THENCE NORTH 89°23'45" EAST 594.00 FEET; THENCE SOUTH 33°03'55" EAST 65.90 FEET; THENCE SOUTH 23°18'52" EAST 97.59 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ARROWHEAD TRAIL ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) SOUTH 55°53'14" WEST 1250.83 FEET; 2) SOUTH 55°49'35" WEST 555.08 FEET TO THE POINT OF BEGINNING.

PARCEL 5: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°47'27" WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 34.

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°47'27" WEST, ALONG THE SECTION LINE, 93.12 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE SOUTH 89°47'27" WEST, ALONG THE SECTION LINE, 1469.76 FEET; THENCE NORTH 23°17'10" WEST 97.09 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARROWHEAD TRAIL ROAD; THENCE NORTH 24°28'49" WEST 58.85 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ARROWHEAD TRAIL ROAD; THENCE 116.99 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS NORTH 12°33'45" EAST 116.03 FEET); THENCE NORTH 00°10'52" WEST 342.58 FEET; THENCE NORTH 660.07 FEET; THENCE EAST 54.06 FEET; THENCE 412.63 FEET ALONG THE ARC OF A 580.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 69°30'51" EAST 403.98 FEET); THENCE NORTH 55°57'26" EAST 579.17 FEET; THENCE SOUTH 34°02'34" EAST 105.87 FEET; THENCE 88.23 FEET ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 86°52'37" EAST 78.74 FEET; THENCE NORTH 55°58'01" EAST 106.08 FEET; THENCE SOUTH 34°01'59" EAST 400.65 FEET; THENCE NORTH 78°08'16" EAST 140.62 FEET; THENCE SOUTH 00°34'23" EAST 591.54 FEET; THENCE SOUTH 00°15'55" EAST 517.44 FEET TO A POINT ON THE SOUTH LINE OF SECTION 34 AND THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION IN ARROWHEAD TRAIL,

PARCEL 7: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°47'27" WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 34.

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF ARROWHEAD TRAIL ROAD; SAID POINT BEING SOUTH 00°58'40" EAST, ALONG THE SECTION LINE, 145.61 FEET AND SOUTH 89°01'20" WEST 2096.28 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 585.40 FEET; THENCE EAST 163.25 FEET; THENCE NORTH 226.52 FEET; THENCE SOUTH 89°52'11" EAST 328.75 FEET; THENCE SOUTH 36.95 FEET; THENCE SOUTH 00°10'52" EAST 342.58 FEET; THENCE 116.99 FEET ALONG THE ARC OF A 263.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 12°33'45" WEST 116.03 FEET) TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 55°45'44" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 565.91 FEET TO THE POINT OF BEGINNING.

PARCEL 9: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°47'27" WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 34.

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF ARROWHEAD TRAIL ROAD; SAID POINT BEING SOUTH 00°58'40" EAST, ALONG THE SECTION LINE, 570.02 FEET AND SOUTH 89°01'20" WEST 2743.37 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 55°45'44" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 20.01 FEET; THENCE SOUTH 43°32'26" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 199.40 FEET; THENCE NORTH 46°41'23" WEST 101.76 FEET; THENCE 100.64 FEET ALONG THE ARC OF A 123.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 23°20'41" WEST 97.88 FEET); THENCE NORTH 1172.77 FEET; THENCE NORTH 89°47'59" EAST 50.37 FEET; THENCE NORTH 00°23'54" WEST 72.83 FEET; THENCE SOUTH 89°52'11" EAST 229.30 FEET; THENCE SOUTH 00°15'54" WEST 213.32 FEET; THENCE SOUTH 06°23'51" WEST 102.64 FEET; THENCE SOUTH 933.80 FEET TO SAID NORTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 9:

COMMENCING NORTH 1520.45 FEET AND WEST 2923.29 FEET FROM THE SOUTHEAST CORNER SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; EAST 231.27 FEET; SOUTH 1°21'36" EAST 878.62 FEET; ALONG A CURVE TO LEFT (CHORD BEARS SOUTH 75°14'38" WEST 38.92 FEET, RADIUS = 873.51 FEET); NORTH 89°52'11" WEST 12.02 FEET; SOUTH 0°15'54" WEST 3.58 FEET; SOUTH 73°9'22" WEST 81.43 FEET; ALONG A CURVE TO RIGHT (CHORD BEARS: SOUTH 81°28'41" WEST 80.18 FEET, RADIUS = 277 FEET); NORTH 89°47'59" WEST 22.83 FEET; ALONG A CURVE TO RIGHT (CHORD BEARS: NORTH 45°17'57" WEST 22.59 FEET, RADIUS = 16 FEET); NORTH 0°23'54" WEST 911.37 FEET TO BEGINNING.

PARCEL 10: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°47'27" WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 34. BEGINNING AT A POINT SOUTH 00°58'40" EAST, ALONG THE SECTION LINE, 358.56 FEET AND SOUTH 89°01'20" WEST 3006.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 826.02 FEET; THENCE NORTH 85°13'53" WEST 225.98 FEET; THENCE SOUTH 83°56'13" WEST 195.99 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1750 WEST STREET; THENCE RUNNING ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 06°59'45" WEST 378.71 FEET; 2) NORTH 06°19'06" WEST 397.92 FEET; 3) NORTH 05°27'39" WEST 196.37 FEET; THENCE NORTH 89°47'59" EAST 1354.73 FEET; THENCE SOUTH 969.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: COMMENCING SOUTH 260.87 FEET AND EAST 1052.57 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 06°59'45" WEST 210 FEET; THENCE EAST 210 FEET; THENCE SOUTH 06°59'45" EAST 210 FEET; THENCE WEST 210 FEET TO THE POINT OF BEGINNING.

PARCEL 11: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°47'27" WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 34.

BEGINNING AT A POINT SOUTH 00°58'40" EAST, ALONG THE SECTION LINE, 358.56 FEET AND SOUTH 89°01'20" WEST 3006.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 203.07 FEET; THENCE 100.64 FEET ALONG THE ARC OF A 123.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 23°20'41" EAST 97.88 FEET); THENCE SOUTH 46°41'23" EAST 101.76 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ARROWHEAD TRAIL ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 43°32'26" WEST 391.18 FEET; 2) SOUTH 43°16'17" WEST 1019.35 FEET; 3) SOUTH 42°35'37" WEST 287.98 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ARROWHEAD TRAIL ROAD AND THE EASTERLY RIGHT OF WAY LINE OF 1750 WEST STREET; THENCE RUNNING ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 06°58'55" WEST 1245.59 FEET; 2) NORTH 06° 59'45" WEST 364.96 FEET; THENCE NORTH 83°56'13" EAST 195.99 FEET; THENCE SOUTH 85°13'53" EAST 225.98 FEET; THENCE EAST 826.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCELS 10 & 11:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°47'27" WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 34.

BEGINNING AT A POINT BEING NORTH 89°46'15" EAST, ALONG THE SECTION LINE, 959.97 FEET AND NORTH 571.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2

EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°47'59" EAST 193.93 FEET; THENCE SOUTH 6°34'50" EAST, 991.00 FEET; THENCE SOUTH 6°33'21" EAST, 135.00 FEET; THENCE SOUTH 83°56'13" WEST 194.34 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1750 WEST STREET; THENCE NORTH 6°59'45" WEST 551.56 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 6°19'06" WEST 397.92 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 5°27'39" WEST 196.37 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCELS 1, 5, AND 7:

BEGINNING AT A POINT BEING SOUTH 89°47'27" WEST, ALONG THE SECTION LINE, 1510.86 FEET AND NORTH 220.27 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 55°45'56" EAST 72.00 FEET; THENCE NORTH 34°15'53" WEST 91.16 FEET; THENCE ALONG THE ARC OF A 287.00-FOOT RADIUS CURVE TO THE RIGHT 171.60 FEET (CHORD BEARS NORTH 17°08'10" WEST 169.05 FEET); THENCE NORTH 0°00'32" WEST 1028.31 FEET; THENCE WEST 776.87 FEET; THENCE NORTH 66.20 FEET; THENCE WEST 627.31 FEET; THENCE SOUTH 0°24'03" EAST 953.81 FEET; THENCE SOUTH 89°52'11" EAST 1325.65 FEET; THENCE SOUTH 0°00'32" EAST 137.73 FEET; THENCE ALONG THE ARC OF A 359.00-FOOT RADIUS CURVE TO THE LEFT 214.65 FEET (CHORD BEARS SOUTH 17°08'10" EAST 211.46 FEET); THENCE SOUTH 34°15'53" EAST 91.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING PHASE 1 BOUNDARY (129 Single Family Lots) BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°47'27" WEST, ALONG THE SECTION LINE, 92.63 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE SOUTH 89°47'27" WEST, ALONG THE SECTION LINE, 1470.25 FEET; THENCE NORTH 23°17'10" WEST 97.09 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF ARROWHEAD TRAIL ROAD; THENCE NORTH 34°08'07" WEST 57.67 FEET; THENCE NORTH 55°45'56" EAST 426.72; THENCE N 34°16'55" W 8.24 FEET; THENCE S 55°30'08" W 190.06 FEET TO A POINT ON A 16.00 FOOT RADIUS CURVE TO THE LEFT ; THENCE ALONG SAID CURVE 25.18 FEET (CHORD BEARS NORTH 79°25'19" WEST 22.66 FEET); THENCE NORTH 34°20'46" WEST 68.04 FEET TO A POINT ON A 285.00 FOOT RADIUS CURVE TO THE RIGHT ; THENCE ALONG SAID CURVE 170.80 FEET (CHORD BEARS NORTH 17°10'39" WEST); THENCE NORTH 00°00'32" WEST 272.89 FEET; THENCE NORTH 89°59'33" EAST 195.13 FEET TO A POINT ON A 47.75 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 29.63 FEET (CHORD BEARS NORTH 73°24'59" EAST 29.16 FEET); THENCE NORTH 55°58'2700" E 901.08 FEET; THENCE NORTH 55°55'14" EAST 240.98 FEET; THENCE SOUTH 34°14'12" EAST 348.06 FEET; THENCE NORTH 55°37'08" EAST 59.97 FEET; THENCE SOUTH 34°22'51" EAST 61.47 FEET; THENCE SOUTH 00°38'23" EAST 590.63 FEET THENCE SOUTH 00°25'33" EAST 517.25 FEET TO THE POINT OF BEGINNING;

CONTAINING 35.67 ACES

BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°47'27" WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 34.

AND LESS AND EXCEPTING ANY EXISTING RIGHT OF WAY IN ABOVE DESCRIBED PHASE 1 AREA. Tax Serial No.: Parcel 1: 25-058-0028, 25-058-0027, 25-061-0026, 25-061-0033; Parcel 4: 25-062-0018, 25-062-0019, 25-062-0020, 25-062-0021; Parcel 5: 25-061-0023, 25-061-0027, 25-061-0012; Parcel 7: 25-061-0028; Parcel 9: 25-058-0032, 30-009-0085; Parcel 10: 25-058-0030, 30-009-0086; Parcel 11: 30-009-0087, 30-009-0088

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to

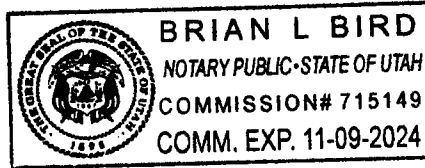
2021 taxes and thereafter.

WITNESS the hand of said grantor, this 20th day of May, 2021

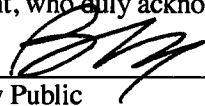


Prime Directive Salem, LLC, and Arrowhead
Sector 2, LLC
by Heath Johnston as Manager

STATE OF UTAH)
 :SS
COUNTY OF UTAH)



On the 20th day of May 2021, personally appeared before me Prime Directive Salem, LLC, and Arrowhead Sector 2, LLC, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public
Residing at , Utah: UTAH COUNTY
My Commission Expires: 11-9-2024