

MAIL TAX NOTICES TO:
FIG TORREY RANCH, LLC
3278 West 1150 South
Provo, UT 84601

ENT 169807 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Oct 04 08:36 AM FEE 40.00 BY IP
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

UW-12512

SPECIAL WARRANTY DEED

FIG PROJECT DD, LLC, a Utah limited liability company

Grantor,

hereby CONVEY and WARRANT against all claiming by, through or under to

FIG TORREY RANCH, LLC, a Utah limited liability company

Grantee,

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

See Attached Exhibit "A"


Together with 3.37 shares of Strawberry Water appurtenance to the property

25-029-0053

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

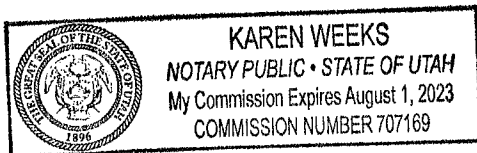
WITNESS the hand of said grantor, this September 30, 2021

FIG PROJECT DD, LLC


By: Michael C. Miller, Manager

STATE OF UTAH)
) :ss
COUNTY OF UTAH)

On September 30, 2021 , personally appeared before me, Michael C. Miller, Manager of FIG Project DD, LLC , the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.




Notary Public

EXHIBIT "A"

BEGINNING AT A POINT WHICH LIES N01°38'09"W 392.89 FEET ALONG THE SECTION LINE AND EAST 1339.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°18'43"E 84.00 FEET; THENCE S89°41'17"E 0.96 FEET; THENCE SOUTHEASTERLY 18.89 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°12'44", THE CHORD S44°53'38"E 17.00 FEET; THENCE EAST 304.76 FEET; THENCE NORTHEASTERLY 18.85 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"E 16.97 FEET; THENCE NORTH 117.26 FEET; THENCE EAST 386.46 FEET; THENCE SOUTHEASTERLY 100.27 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°35'57", THE CHORD BEARS S51°42'01"E 92.97 FEET; THENCE EAST 135.61 FEET; THENCE NORTH 166.63 FEET; THENCE N89°50'20"E 394.01 FEET; THENCE S00°14'39"E 681.89 FEET; THENCE S89°36'57"W 63.48 FEET; THENCE NORTHEASTERLY 62.62 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 89°41'41", THE CHORD BEARS N44°33'21"E 56.42 FEET; THENCE N00°17'30"W 159.80 FEET; THENCE WEST 199.15 FEET; THENCE SOUTH 49.63 FEET; THENCE WEST 418.49 FEET; THENCE SOUTH 114.87 FEET; THENCE SOUTHEASTERLY 63.16 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°28'07", THE CHORD BEARS S45°14'03"E 56.80 FEET; THENCE S89°31'53"W 140.00 FEET; THENCE NORTHEASTERLY 62.50 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°31'53", THE CHORD BEARS N44°45'57"E 56.34 FEET; THENCE NORTH 169.91 FEET; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 21.21 FEET; THENCE WEST 199.59 FEET; THENCE NORTHWESTERLY 117.81 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 106.07 FEET; THENCE NORTH 76.66 FEET; THENCE NORTHWESTERLY 18.85 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 16.97 FEET; THENCE WEST 305.08 FEET; THENCE SOUTHWESTERLY 18.81 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°47'16", THE CHORD BEARS S45°06'22"W 16.94 FEET; THENCE N89°41'17"W 1.11 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPTING: BEGINNING AT A POINT WHICH LIES N01°38'09"W 316.15 FEET ALONG THE SECTION LINE AND EAST 1714.70 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 205.92 FEET; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"E 35.36 FEET; THENCE EAST 314.46 FEET; THENCE SOUTHEASTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"E 39.60 FEET; THENCE SOUTH 202.92 FEET; THENCE SOUTHWESTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"W 39.60 FEET; THENCE WEST 311.46 FEET; THENCE NORTHWESTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 39.60 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

UW-12848

Parcel 1:Phase II Phase 3A Boundary Description

Beginning at a point which lies North 01°38'09" West 11.37 feet along the section line and East 1328.48 feet from the Southwest corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 00°00'06" West 322.82 feet; thence North 00°18'43" East 58.54 feet; thence South 89°41'17" East 1.11 feet; thence Northeasterly 18.81 feet along the arc of a 12.00 foot radius curve to the right through a central angle of 89°47'16", the chord bears North 45°06'22" East 16.94 feet; thence East 305.08 feet; thence Southeasterly 18.85 feet along the arc of a 12.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 45°00'00" East 16.97 feet; thence South 76.66 feet; thence Southeasterly 117.81 feet along the arc of a 75.00 foot radius curve to the left through a central angle of 90°00'00", the chord bears South 45°00'00" East 106.07 feet; thence East 199.59 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00" the chord bears South 45°00'00" East 21.21 feet; thence South 169.91 feet; thence Southwesterly 62.50 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 89°31'53", the chord bears South 44°45'57" West 56.34 feet; thence South 89°31'53" West 580.43 feet to the point of beginning.

Phase II Parcel 3B Boundary Description

Beginning at a point which lies North 01°38'09" West 17.26 feet along the section line and East 2049.06 feet from the Southwest corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence Northwesterly 63.16 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 90°28'07", the chord bears North 45°14'03" West 56.80 feet; thence North 114.87 feet; thence 418.49 feet; thence South 151.78 feet; thence South 89°31'53" West 378.17 feet to the point of beginning.

Phase II Parcel 6 Boundary Description

Beginning at a point which lies North 01°38'09" West 316.15 feet along the Section line and East 1714.70 feet from the Southwest corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 205.92 feet; thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears North 45°00'00" East 35.36 feet; thence East 314.46 feet; thence Southeasterly 43.98 feet along the arc of a 28.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 45°00'00" East 39.60 feet; thence South 202.92 feet; thence Southwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 45°00'00" West 39.60 feet; thence West 311.46 feet; thence Northwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears North 45°00'00" West 39.60 feet to the point of beginning.