

WHEN RECORDED, MAIL TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

Send Tax Notices to:

Boyer Holbrook Commercial, L.C.
101 South 200 East, Suite 200 Salt
Lake City, Utah 84111

Relates to Tax ID No.: 58-020-0325

159537-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 COMMERCIAL, 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)

EXHIBIT A
To
Special Warranty Deed

Legal Description

Commencing North 41.51 feet and East 77.92 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°08'15" West 525.19 feet; thence along a curve to the left (chord bears: North 37°41'17" East 74.34 feet, radius = 264 feet); thence along a curve to the right (chord bears: North 80°23'16" East 36.88 feet, radius = 112 feet); thence North 89°51'07" East 66.75 feet; thence South 86°42'52" East 101.66 feet; thence North 44°51'03" East 10.02 feet; thence North 89°51'07" East 577.67 feet; thence along a curve to the left (chord bears: North 74°51'30" East 120.55 feet, radius = 233 feet); thence South 54°19'00" East 138.77 feet; thence North 35°41'00" East 60.1 feet; thence North 51°29'05" West 16 feet; thence North 34°49'01" East 1.07 feet; thence North 35°41'01" East 17.23 feet; thence South 57°16'01" East 31.76 feet; thence along a curve to the right (chord bears: South 38°47'24" East 148.89 feet, radius = 440 feet); thence South 67°39'00" West 759.65 feet; thence North 21°45'40" West 1.3 feet; thence South 68°15'00" West 546.47 feet; thence North 38°53'00" West 5.52 feet; thence North 43°32'02" West 2.45 feet to the beginning.

Mail Recorded Deed and Tax Notice To:
GHGP, L.C., a Utah limited liability company
201 S. main street # 2000
SLL UT 84111



WARRANTY DEED

Bonnie Hardman, Trustee of the Gary and Bonnie Hardman Living Trust, dated the 18th day of April, 2016

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

GHGP, L.C., a Utah limited liability company

GRANTEE(S) of Lehi, 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.: 58-020-0312 (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 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 5 day of August, 2019.

Gary and Bonnie Hardman Living Trust, dated
the 18th day of April, 2016.

BY: Bonnie Hardman Trustee
Bonnie Hardman, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 5 day of August, 2019, personally appeared before me Bonnie Hardman, Trustee of the Gary and Bonnie Hardman Living Trust, dated the 18th day of April, 2016, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

[Signature]
Notary Public



EXHIBIT A
Legal Description

COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; N 23.22 FT; ALONG A CURVE TO L (CHORD BEARS: N 25 DEG 0' 23" W 62.03 FT, RADIUS = 440 FT); S 67 DEG 39' 0" W 759.69 FT; S 21 DEG 45' 1" E 18.7 FT; S 68 DEG 15' 0" W 464.6 FT; S 21 DEG 45' 5" E 21.78 FT; N 89 DEG 5' 52" E 121.2 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Special Warranty Deed (Trustee)

Utah County

Tax ID No. 58:020:0002
Parcel No. R399:711:ST2
Project No. MP-R399(41)

Paul W. Hardman, Successor Trustee

~~Paul W. Hardman, Trustee~~ of the Marital Trust portion of the W&E Hardman Trust,
dated January 28, 1992

of Whi, County of Utah, State of Utah,

hereby CONVEYS AND WARRANTS against all who claim by, through or under Grantor, and
against acts of Grantor, to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee,
for the sum of Ten + 00/100 Dollars,

and other good and valuable considerations, the following described parcel of land in
Utah County, State of Utah, to-wit:

1/2 interest in a tract of land in fee, being part all of the remainder of are tract of property, situate in the
SW1/4NW1/4 of Section 1, T.5S. R.1W., S.L.B.&M. The boundaries of said parcel of land are described as
follows:

Beginning at a point which is 2.30 feet N. 00°30'00" E. and 89.41 feet N. 68°15'00" E. from the West
Quarter Corner of said Section 1 (Note: The East Quarter Corner of said Section 1 bears S. 89°09'14" E.
5317.89 feet from the West Quarter Corner of said Section 1); and running thence N. 68°15'00" E.
546.49 feet; thence S. 21°45'00" E. 20.00 feet; thence S. 68°15'00" W. 464.60 feet; thence S. 21°45'00" E.
21.78 feet; thence N. 89°22'34" W. 84.55 feet; thence N. 42°54'33" W. 10.29 feet to the point of beginning.
The above described tract of land contains 11,318 square feet, or 0.260 acre.

(Note: Rotate above bearings 00°37'26" counterclockwise to equal highway bearings.)

Continued on Page 2
TRUSTEE RW-02T (11-01-03)

PAGE 2

Parcel No. R399:711:ST2
Project No. MP-R399(41)

Subject to matters of public record and those set forth in the title policy dated _____.

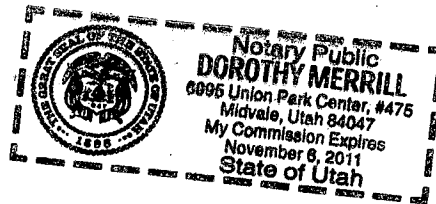
WITNESS, the hand of said Grantor, this 19 day of December, A.D. 2008.
Signed in the presence of:

STATE OF Utah)
COUNTY OF Salt Lake) ss.

~~XXXXXXXXXXXXXXXXXXXX~~
Paul W. Hardman
Paul W. Hardman, Successor Trustee

On the date first above written personally appeared before me, Paul W. Hardman, Successor Trustee, who, being by me duly sworn, acknowledged to me that he signed the within and foregoing instrument in accordance with the authority as Trustee given under the instrument creating said Trust, and that as Trustee he executed the same.

[Signature]
Notary Public



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Special Warranty Deed (Trustee)

Utah County

Tax ID No. 58:020:0002
Parcel No. R399:711:ST
Project No. MP-R399(41)

Paul W. Hardman, Trustee of the Family Trust portion of the W&E Hardman Trust,
dated January 28, 1992 Grantor(s),

of Lehi, County of Utah, State of Utah,

hereby CONVEYS AND WARRANTS against all who claim by, through or under Grantor, and
against acts of Grantor, to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee,
for the sum of Ten and no/100 Dollars,

and other good and valuable considerations, the following described parcel of land in
Utah County, State of Utah, to-wit:

½ interest in a tract of land in fee, being part all of the remainder of are tract of property, situate in the
SW¼NW¼ of Section 1, T.5S. R.1W., S.L.B.&M. The boundaries of said parcel of land are described as
follows:

Beginning at a point which is 2.30 feet N. 00°30'00" E. and 89.41 feet N. 68°15'00" E. from the West
Quarter Corner of said Section 1 (Note: The East Quarter Corner of said Section 1 bears S. 89°09'14" E.
5317.89 feet from the West Quarter Corner of said Section 1); and running thence N. 68°15'00" E.
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PAGE 2

Parcel No. R399:711:ST
Project No. MP-R399(41)

Subject to matters of public record and those set forth in the title policy dated _____.

WITNESS, the hand of said Grantor, this 19 day of December, A.D. 20 08.
Signed in the presence of:

STATE OF Utah
COUNTY OF Salt Lake ss.

Paul W. Hardman
Paul W. Hardman, Trustee

On the date first above written personally appeared before me, Paul W. Hardman, who, being by me duly sworn, acknowledged to me that he signed the within and foregoing instrument in accordance with the authority as Trustee given under the instrument creating said Trust, and that as Trustee he executed the same.

[Signature]
Notary Public

