

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831066MS

13569391
2/17/2021 12:58:00 PM \$40.00
Book - 11119 Pg - 8412-8413
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Bernell F. Kerkman, Robert R. Jones, and Robert Charles Ryan,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

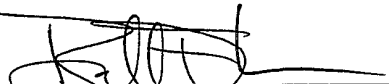
the following tract of land in Salt Lake County, State of Utah, to-wit

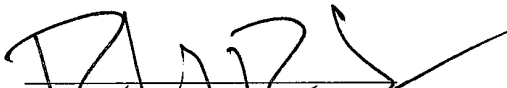
See Attached Legal Description

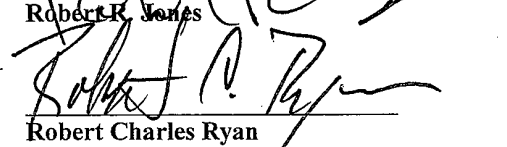
TAX ID NUMBER FOR PROPERTY: 08-09-476-029 and 08-09-476-030

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.


Bernell F. Kerkman

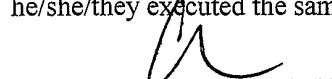

Robert R. Jones


Robert Charles Ryan

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 16th day of February 2021, before me, Michael Sprague, a notary public, personally appeared **Bernell F. Kerkman, Robert R. Jones, and Robert Charles Ryan**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.


Notary Public
Residing In: Utah
Commission Expires: 02/25/22

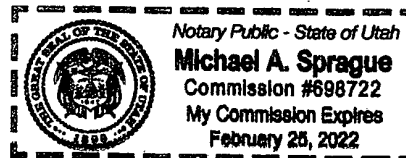


EXHIBIT A

Parcel 1:

Beginning at a point on the centerline of 2200 West Street, said point also being South 89°59'47" West 1320.275 (feet along the Section line and North 00°03'34" East 1350.020 feet from the) Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°03'34" East 296.177 feet; thence North 89°10'38" East 758.941 feet; thence North 86°51'36" East 557.694 feet; thence North 26°53'59" East 160.146 feet; thence North 86°38'36" East 999.252 feet; thence South 10°12'09" East 63.432 feet along the westerly line of the Jordan River Relocation Easement recorded as Entry Number 1969716, Book 2139, Page 53 of the Salt Lake County Recorder's Office; thence along the Westerly line of UDOT Parcel No. 0067 recorded as Entry Number 7899500, Book 8458, Page 4883 of said Recorder's Office for the following three courses: South 44°59'20" West 192.171 feet, South 30°35'01" West 764.630 feet, and South 20°03'21" West 116.770 feet; thence along an old fence line forming a boundary agreement line for the following three courses: North 89°51'55" West 631.201 feet, North 89°42'12" West 441.604 feet, and North 89°50'08" West 528.954 feet; thence North 00°03'34" East 172.866 feet to the South line of RUDY SUBDIVISION; thence North 89°43'42" East 1.995 feet along said South line; thence North 00°03'28" East 221.290 feet along the East line of said Subdivision; thence North 89°28'51" East 284.056 feet; thence South 70.276 feet; thence North 89°24'00" East 277.851 feet; thence North 02°16'04" West 101.043 feet; thence South 89°24'00" West 790.885 feet along a fence line to the point of beginning.

Parcel 2:

Beginning at a point on the centerline of 2200 West Street, said point also being South 89°59'47" West 1320.275 (feet along the Section line and North 00°03'34" East 1350.020 feet from the) Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°03'34" West 30.000 feet to the Northwest corner of Rudy Subdivision; thence North 89°28'51" East 517.056 feet along the North line of said Subdivision and the extension thereof; thence South 70.276 feet; thence North 89°24'00" East 277.851 feet; thence North 02°16'04" West 101.043 feet; thence South 89°24'00" West 790.885 feet along a fence line to the point of beginning.

Also, without any warranties, Water Rights #59-1762 and #59-2155.

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831066MS

13569392
2/17/2021 12:58:00 PM \$40.00
Book - 11119 Pg - 8414-8415
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

QUIT CLAIM DEED

Bernell F. Kerkman, Robert R. Jones, and Robert Charles Ryan,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS TO

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

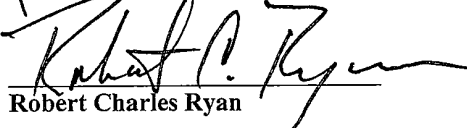
TAX ID NUMBER FOR PROPERTY: 08-09-476-029 and 08-09-476-030

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.


Bernell F. Kerkman

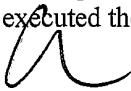

Robert R. Jones


Robert Charles Ryan

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 16th day of February 2021, before me, Michael Sprague, a notary public, personally appeared **Bernell F. Kerkman, Robert R. Jones, and Robert Charles Ryan**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.



Notary Public
Residing In: Utah
Commission Expires: 02/25/22

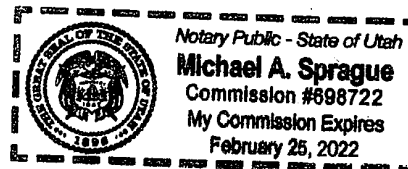


EXHIBIT A

RAZR, LLC PROPERTY

Beginning at a point, said point being South 89°59'47" West 1,320.26 feet along the section line and North 00°03'34" East 1,320.03 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°03'34" East 326.17 feet;
thence North 89°10'37" East 758.93 feet;
thence North 86°51'36" East 557.69 feet;
thence North 26°53'59" East 160.15 feet;
thence North 86°38'36" East 999.25 feet;
thence South 10°12'09" East 63.43 feet;
thence South 44°59'20" West 192.17 feet to a point on the west line of Interstate 215;
thence South 30°35'01" West 764.63 feet along said west line;
thence South 20°03'21" West 116.77 feet along said west line;
thence North 89°48'39" West 1,601.76 feet;
thence North 00°03'34" East 172.87 feet;
thence North 89°43'42" East 1.99 feet;
thence North 00°03'28" East 221.29 feet;
thence South 89°28'52" West 232.99 feet to the point of beginning.

Contains 1,593,574 square feet or 36.583 acres.

Together with Water Rights #59-1762 and #59-2155.

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831096MS

13569395
2/17/2021 1:00:00 PM \$40.00
Book - 11119 Pg - 8420-8421
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

LaVal Ashworth, LLC, a Utah limited liability company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

XCEL Development, LLC, a Utah limited liability company, GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

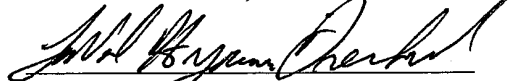
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-426-006

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.


LaVal Ashworth, LLC


LaVal Hyrum Drechsel, Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 17th day of February 2021, personally before me appeared **LaVal Hyrum Drechsel**, who proven on the basis of satisfactory evidence is the Manager of LaVal Ashworth, LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Notary Public
Residing In: Utah

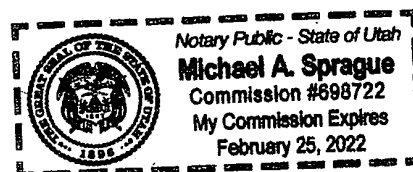


EXHIBIT A

File No.: 1831096MSa

LEGAL DESCRIPTION

Parcel 2:

Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 6.858 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°10'38" East 752.083 feet; thence North 86°51'36" East 557.694 feet along an old fenceline; thence North 26°53'59" East 160.146 feet; thence North 86°38'36" East 1008.252 feet; thence along the westerly bank of the Jordan River for the following four courses: 1.) North 01°58'47" West 181.007 feet, 2.) North 03°53'10" East 92.250 feet, 3.) North 12°01'22" East 101.948 feet, 4.) North 25°47'36" East 55.129 feet; thence South 86°13'13" West 1693.776 feet; thence South 89°53'37" West 43.655 feet; thence South 88°42'42" West 702.902 feet; thence South 00°21'47" East 537.956 feet to the point of beginning. Less and excepting; Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 734.380 feet and North 20.001 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°10'38" West 300 feet; thence North 215.796 feet; thence East 299.969 feet; thence South 211.489 feet to the point of beginning.

Parcel 2a:

Together with an easement for ingress and egress and existing utilities described as follows:

Beginning at a point within the right-of-way of 2200 West Street, said point also being South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 6.858 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°10'38" East 727.522 feet; thence North 20.001 feet; thence south 89°10'38" West 300 feet; thence North 10.001 feet; thence South 89°10'38" West 427.713 feet; thence South 00°21'47" East 30 feet to the point of beginning.

Also water rights #59-1650 and #59-3305

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831096MS

13569396
2/17/2021 1:00:00 PM \$40.00
Book - 11119 Pg - 8422-8423
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

QUIT CLAIM DEED

LaVal Ashworth, LLC, a Utah limited liability company, GRANTOR
for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to
XCEL Development, LLC, a Utah limited liability company, GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

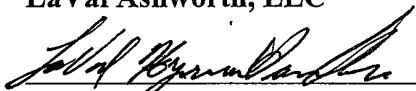
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-10-100-002 and 08-09-426-006 and 08-09-426-007

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.

LaVal Ashworth, LLC

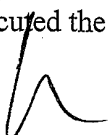


LaVal Hyrum Drechsel, Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 17th day of February 2021, personally before me appeared **LaVal Hyrum Drechsel**, who proven on the basis of satisfactory evidence is the Manager of LaVal Ashworth, LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Notary Public
Residing In: Utah

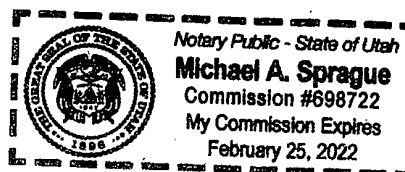


EXHIBIT A

LEGAL DESCRIPTION

ASHWORTH PROPERTY

Beginning at a point, said point being South 89°59'47" West 1,301.23 feet along the section line and North 00°21'47" West 1,646.33 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°21'47" West 537.96 feet;
thence North 88°42'42" East 702.86 feet;
thence South 00°31'54" East 10.05 feet;
thence North 86°50'09" East 869.09 feet;
thence North 63°14'10" East 42.45 feet;
thence North 29°17'41" East 390.93 feet;
thence North 08°10'00" East 138.53 feet;
thence North 06°33'10" West 103.31 feet;
thence North 22°16'10" West 100.03 feet;
thence North 42°20'00" West 229.56 feet;
thence North 36°52'34" West 1,196.88 feet;
thence North 89°50'36" East 460.37 feet to a point on the west line of the Jordan River;
thence South 48°43'40" East 59.16 feet along said west line;
thence South 64°48'23" East 95.88 feet along said west line;
thence South 72°37'24" East 246.84 feet along said west line;
thence South 50°03'26" East 84.02 feet along said west line;
thence South 20°33'11" East 87.08 feet along said west line;
thence South 12°51'50" East 174.97 feet along said west line;
thence South 22°47'37" East 127.61 feet along said west line;
thence South 30°15'51" East 137.29 feet along said west line;
thence South 31°54'01" East 130.80 feet along said west line;
thence South 29°47'30" East 251.13 feet along said west line;
thence South 34°08'23" East 151.81 feet along said west line;
thence South 48°34'09" East 121.95 feet along said west line;
thence South 87°04'55" East 11.15 feet along said west line;
thence South 42°13'22" East 231.15 feet along said west line;
thence South 31°32'22" East 123.74 feet along said west line;
thence South 03°38'50" West 107.46 feet along said west line;
thence South 49°54'48" West 148.28 feet along said west line;
thence South 31°07'24" West 41.87 feet along said west line;
thence South 25°47'40" West 55.13 feet along said west line;
thence South 12°01'22" West 101.95 feet along said west line;
thence South 03°53'10" West 92.25 feet along said west line;
thence South 01°58'35" East 181.01 feet along said west line;
thence South 86°38'36" West 1,008.25 feet;
thence South 26°53'59" West 160.15 feet;
thence South 86°51'35" West 557.68 feet;
thence South 89°10'38" West 752.04 feet to the point of beginning.

Contains 2,270,858 square feet or 52.132 acres.

Also water rights #59-1650 and #59-3305

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831096MS

13569398
2/17/2021 1:01:00 PM \$40.00
Book - 11119 Pg - 8426-8427
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

LaVal D. Family, LLC, a Utah limited liability company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

XCEL Development, LLC, a Utah limited liability company, GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

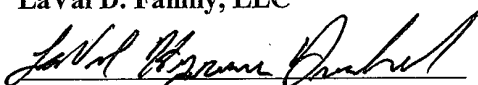
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-10-100-002

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.


LaVal D. Family, LLC


LaVal Hyrum Drechsel, Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 17th day of February 2021, personally before me appeared **LaVal Hyrum Drechsel**, who proven on the basis of satisfactory evidence is the Manager of LaVal D. Family, LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Notary Public
Residing In: Utah

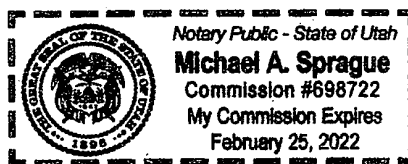


EXHIBIT A

File No.: 1831096MSa

LEGAL DESCRIPTION

Parcel 1:

Beginning at a point South 00°41'16" West 1195.838 feet more or less along the Section line from the Northeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian ; and running thence South 89°50'36" West 434.607 feet more or less along an existing old fence line to the centerline of a thirty-five foot wide right-of-way for the Salt Lake City Sewerage and Drainage Canal Dated 12 July 1924 and Recorded September 18, 1924 as Entry No. 519530 in Book 3-V of Liens and Leases, Page 204-205; thence South 36°52'34" East 1196.880 feet more or less; thence South 42°20'00" East 229.560 feet; thence South 22°16'10" East 100.030 feet; thence South 06°33'10" East 103.310 feet; thence South 08°10'00" West 138.530 feet more or less; thence South 29°17'41" West 390.930 feet; thence North 86°13'13" East 829.793 feet more or less; thence along the west bank of the Jordan River for the following thirteen courses: more or less; 1.) North 31°07'24" East 41.872 feet; thence 2.) North 49°54'48" East 148.276 feet; thence 3.) North 03°38'50" East 107.461 feet; thence 4.) North 31°32'22" West 123.743 feet; thence 5.) North 42°13'22" West 510.565 feet; thence 6.) North 29°47'30" West 251.128 feet; thence 7.) North 31°54'01" West 130.802 feet; thence 8.) North 26°39'56" West 264.330 feet; thence 9.) North 12°51'50" West 174.968 feet; thence 10.) North 20°33'11" West 87.084 feet; thence 11.) North 50°03'26" West 84.024 feet; thence 12.) North 70°26'19" West 342.081 feet; thence 13.) North 48°43'40" West 59.160 feet; thence South 89°50'36" West 25.763 feet more or less along an old fence to the point of beginning.

Also water rights #59-1650 and #59-3305

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831096MS

13569399
2/17/2021 1:01:00 PM \$40.00
Book - 11119 Pg - 8428-8429
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

QUIT CLAIM DEED

LaVal D. Family, LLC, a Utah limited liability company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS
to

XCEL Development, LLC, a Utah limited liability company, GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

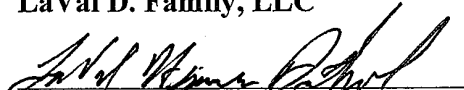
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TAX ID NUMBER FOR PROPERTY: 08-10-100-002 and 08-09-426-006 and 08-09-426-007

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general property taxes for the year 2021 and thereafter.

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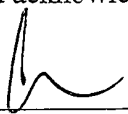
LaVal D. Family, LLC


LaVal Hyrum Drechsel, Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 17th day of February 2021, personally before me appeared **LaVal Hyrum Drechsel**,
who proven on the basis of satisfactory evidence is the Manager of LaVal D. Family, LLC, and
that said document was signed by them on behalf of said entity by authority of its members and
within the authority granted under said entity's articles of organization and/or operating
agreement, and acknowledged to me that said limited liability company executed the same.



Notary Public

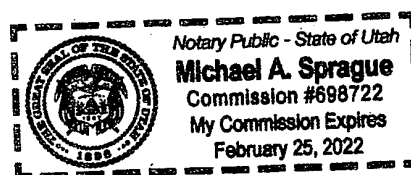


EXHIBIT A

LEGAL DESCRIPTION

ASHWORTH PROPERTY

Beginning at a point, said point being South 89°59'47" West 1,301.23 feet along the section line and North 00°21'47" West 1,646.33 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°21'47" West 537.96 feet;
thence North 88°42'42" East 702.86 feet;
thence South 00°31'54" East 10.05 feet;
thence North 86°50'09" East 869.09 feet;
thence North 63°14'10" East 42.45 feet;
thence North 29°17'41" East 390.93 feet;
thence North 08°10'00" East 138.53 feet;
thence North 06°33'10" West 103.31 feet;
thence North 22°16'10" West 100.03 feet;
thence North 42°20'00" West 229.56 feet;
thence North 36°52'34" West 1,196.88 feet;
thence North 89°50'36" East 460.37 feet to a point on the west line of the Jordan River;
thence South 48°43'40" East 59.16 feet along said west line;
thence South 64°48'23" East 95.88 feet along said west line;
thence South 72°37'24" East 246.84 feet along said west line;
thence South 50°03'26" East 84.02 feet along said west line;
thence South 20°33'11" East 87.08 feet along said west line;
thence South 12°51'50" East 174.97 feet along said west line;
thence South 22°47'37" East 127.61 feet along said west line;
thence South 30°15'51" East 137.29 feet along said west line;
thence South 31°54'01" East 130.80 feet along said west line;
thence South 29°47'30" East 251.13 feet along said west line;
thence South 34°08'23" East 151.81 feet along said west line;
thence South 48°34'09" East 121.95 feet along said west line;
thence South 87°04'55" East 11.15 feet along said west line;
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thence South 31°32'22" East 123.74 feet along said west line;
thence South 03°38'50" West 107.46 feet along said west line;
thence South 49°54'48" West 148.28 feet along said west line;
thence South 31°07'24" West 41.87 feet along said west line;
thence South 25°47'40" West 55.13 feet along said west line;
thence South 12°01'22" West 101.95 feet along said west line;
thence South 03°53'10" West 92.25 feet along said west line;
thence South 01°58'35" East 181.01 feet along said west line;
thence South 86°38'36" West 1,008.25 feet;
thence South 26°53'59" West 160.15 feet;
thence South 86°51'35" West 557.68 feet;
thence South 89°10'38" West 752.04 feet to the point of beginning.

Contains 2,270,858 square feet or 52.132 acres.

Also water rights #59-1650 and #59-3305

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831096MSa

13569496
2/17/2021 1:45:00 PM \$40.00
Book - 11119 Pg - 9265-9266
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Laval Hyrum Drechsel and Teresa R. Drechsel,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

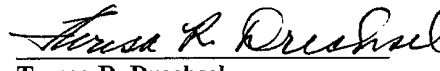
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-426-007

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.



Laval Hyrum Drechsel


Teresa R. Drechsel

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 17th day of February 2021, before me, Michael Sprague, a notary public, personally appeared Laval Hyrum Drechsel and Teresa R. Drechsel, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.



Notary Public
Residing In: Utah
Commission Expires: 02/25/22

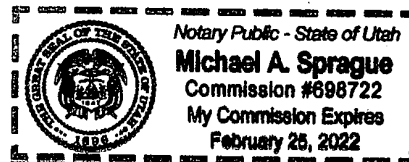


EXHIBIT A

File No.: 1831096MSa

LEGAL DESCRIPTION

Parcel 3:

Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 734.380 feet and North 20.001 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°10'38" West 300 feet; thence North 215.796 feet; thence East 299.969 feet; thence South 211.489 feet to the point of beginning.

Parcel 3a:

Together with an easement for ingress and egress and existing utilities described as follows:

Beginning at a point within the right-of-way of 2200 West Street, said point also being South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 6.858 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°10'38" East 727.522 feet; thence North 20.001 feet; thence south 89°10'38" West 300 feet; thence North 10.001 feet; thence South 89°10'38" West 427.713 feet; thence South 00°21'47" East 30 feet to the point of beginning.

Together with Water Right No's. 59-3305 and 59-1650

The following is for informational purposes only:
Tax ID No. 08-09-426-007

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831096MSa

13569497
2/17/2021 1:45:00 PM \$40.00
Book - 11119 Pg - 9267-9268
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

QUIT CLAIM DEED

LaVal Drechsel, also known as Laval H. Drechsel, also known as Laval Hyrum Drechsel and Teresa R. Drechsel, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

XCEL Development, LLC, a Utah limited liability company, GRANTEE

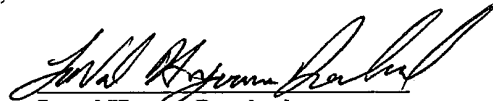
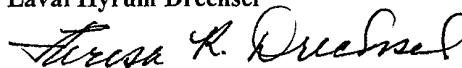
the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-10-100-002 and 08-09-426-006 and 08-09-426-007

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

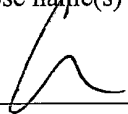
Effective as of this 16th day of February, 2021.


Laval Hyrum Drechsel

Teresa R. Drechsel

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 17th day of February 2021, before me, Michael Sprague, a notary public, personally appeared **Laval Hyrum Drechsel and Teresa R. Drechsel**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.



Notary Public
Residing In: Utah
Commission Expires: 02/25/22

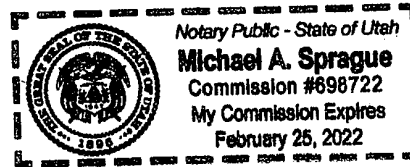


EXHIBIT A

File No.: 1831096MSa

LEGAL DESCRIPTION

ASHWORTH PROPERTY

Beginning at a point, said point being South 89°59'47" West 1,301.23 feet along the section line and North 00°21'47" West 1,646.33 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 00°21'47" West 537.96 feet;
thence North 88°42'42" East 702.86 feet;
thence South 00°31'54" East 10.05 feet;
thence North 86°50'09" East 869.09 feet;
thence North 63°14'10" East 42.45 feet;
thence North 29°17'41" East 390.93 feet;
thence North 08°10'00" East 138.53 feet;
thence North 06°33'10" West 103.31 feet;
thence North 22°16'10" West 100.03 feet;
thence North 42°20'00" West 229.56 feet;
thence North 36°52'34" West 1,196.88 feet;
thence North 89°50'36" East 460.37 feet to a point on the west line of the Jordan River;
thence South 48°43'40" East 59.16 feet along said west line;
thence South 64°48'23" East 95.88 feet along said west line;
thence South 72°37'24" East 246.84 feet along said west line;
thence South 50°03'26" East 84.02 feet along said west line;
thence South 20°33'11" East 87.08 feet along said west line;
thence South 12°51'50" East 174.97 feet along said west line;
thence South 22°47'37" East 127.61 feet along said west line;
thence South 30°15'51" East 137.29 feet along said west line;
thence South 31°54'01" East 130.80 feet along said west line;
thence South 29°47'30" East 251.13 feet along said west line;
thence South 34°08'23" East 151.81 feet along said west line;
thence South 48°34'09" East 121.95 feet along said west line;
thence South 87°04'55" East 11.15 feet along said west line;
thence South 42°13'22" East 231.15 feet along said west line;
thence South 31°32'22" East 123.74 feet along said west line;
thence South 03°38'50" West 107.46 feet along said west line;
thence South 49°54'48" West 148.28 feet along said west line;
thence South 31°07'24" West 41.87 feet along said west line;
thence South 25°47'40" West 55.13 feet along said west line;
thence South 12°01'22" West 101.95 feet along said west line;
thence South 03°53'10" West 92.25 feet along said west line;
thence South 01°58'35" East 181.01 feet along said west line;
thence South 86°38'36" West 1,008.25 feet;
thence South 26°53'59" West 160.15 feet;
thence South 86°51'35" West 557.68 feet;
thence South 89°10'38" West 752.04 feet to the point of beginning.

Contains 2,270,858 square feet or 52.132 acres.

Also water rights #59-1650 and #59-3305

BK 11119 PG 9268