

When Recorded mail to:
Saratoga 262 Partners LLC
10942 South Scotty Drive
South Jordan, UT 84095
File No. BT-18953HUD

Space above this line for recording data.

SPECIAL WARRANTY DEED

Fieldstone Canton Ridge Park, LLC, a Utah limited liability company GRANTOR(S)
of Draper, County of Salt Lake, State of Utah

Hereby Convey(s) and Warrant(s) against all claiming by, through, or under to

Saratoga 262 Partners LLC, a Utah limited liability company GRANTEE(S)
of South Jordan County of Salt Lake, State of Utah

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN Utah COUNTY, STATE OF UTAH, to-wit:

See Exhibit "A" attached hereto and by this reference made a part thereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2021 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 25th day of February, 2021.

Fieldstone Canton Ridge Park, LLC, a Utah limited liability company

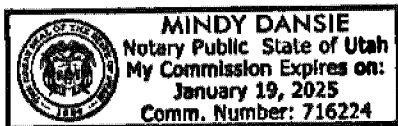
By: Jason Harris
JASON HARRIS

STATE OF Utah

:ss

COUNTY OF Salt Lake)

On the 25th day of February, 2021, personally appeared before me JASON HARRIS who being by me duly sworn did say for himself that the said JASON HARRIS is the Assistant Secretary of Fieldstone Canton Ridge Park, LLC, a Utah limited liability company, and said JASON HARRIS signed on behalf of said Limited Liability Company by authority of a resolution of the management.



Mindy Dansie
NOTARY PUBLIC

EXHIBIT "A"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED S89°50'07"E ALONG THE QUARTER SECTION LINE 1047.92 FEET FROM THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°50'07"E 1655.07 FEET TO THE NORTHWEST CORNER OF THE BENCHES PLAT 10 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE S89°45'56"E ALONG THE QUARTER SECTION LINE 90.00 FEET TO THE EAST EDGE OF THAT BUFFER ZONE ADJACENT TO AND RUNNING ALONG THE EASTERLY SIDE OF FOOTHILL BOULEVARD; THENCE ALONG THE EASTERLY EDGE OF SAID BUFFER ZONE THE FOLLOWING TWO (2) COURSES: S0°23'17"E 880.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 2114.49 FEET WITH A RADIUS OF 2070.00 FEET THROUGH A CENTRAL ANGLE OF 58°31'38" CHORD: S29°39'07"E 2023.75 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 257.02 FEET WITH A RADIUS OF 2145.00 FEET (RADIUS BEARS: N18°15'05"E) THROUGH A CENTRAL ANGLE OF 6°51'55" CHORD: N68°18'58"W 256.87 FEET; THENCE N64°53'00"W 74.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 382.18 FEET WITH A RADIUS OF 3000.00 FEET THROUGH A CENTRAL ANGLE OF 7°17'57" CHORD: N61°14'02"W 381.92 FEET TO THE WEST EDGE OF THAT BUFFER ZONE ADJACENT TO AND RUNNING ALONG THE WESTERLY SIDE OF FOOTHILL BOULEVARD; THENCE NORTHWESTERLY ALONG THE WESTERLY EDGE OF SAID BUFFER ZONE ALONG THE ARC OF A NON-TANGENT CURVE (RADIUS BEARS: N49°27'59"E) TO THE RIGHT 936.96 FEET WITH A RADIUS OF 2250.00 FEET THROUGH A CENTRAL ANGLE OF 23°51'34" CHORD: N28°36'14"W 930.20 FEET TO THE QUARTER SECTION LINE; THENCE S0°23'55"E ALONG THE QUARTER SECTION LINE 189.93 FEET; THENCE WEST 1666.91 FEET; THENCE NORTH 1707.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N0°23'55"W ALONG THE QUARTER SECTION LINE 958.42 FEET AND WEST 264.70 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 136.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 3106.35 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N52°09'21"E) 1851.09 FEET THROUGH A CENTRAL ANGLE OF 34°08'34" (CHORD: N20°46'22"W 1823.82 FEET) TO THE QUARTER SECTION LINE; THENCE S89°50'07"E ALONG THE QUARTER SECTION LINE 106.60 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3000.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N86°09'41"E) 1864.07 FEET THROUGH A CENTRAL ANGLE OF 35°36'04" (CHORD: S21°38'21"E 1834.23 FEET) TO THE POINT OF BEGINNING.

(58:041:0225, 58:041:0237, 35:512:0063, 35:512:0065, 35:513:0032, 35:513:0034, 35:514:0028, 35:514:0031, 35:515:0031 and 35:515:0034)

When recorded mail to (Tax Mailing Address):

Grantee

10771 S. RIPPLING BAY
SOUTH JORDAN, UT 84009

MTC File No. 307599

ENT 123602:2021 PG 1 of 4

Andrea Allen

Utah County Recorder

2021 Jul 13 02:13 PM FEE 40.00 BY SW

RECORDED FOR Meridian Title Company

ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Rushton Family Company, LLC, as to an undivided 20% interest; A. Laurence & Elva J. Rushton Family Company, LLC, as to an undivided 20% interest; Jones Lehi, LLC, as to an undivided 20% interest; Floyd & Norma Rushton Properties, LLC, as to an undivided 20% interest; and Elsie Lovelace, LLC, as to an undivided 20% interest, GRANTORS, for good and valuable consideration, hereby CONVEYS and WARRANTS against all who claim by, through, or under the Grantors to

Saratoga 262 Partners LLC, a Utah limited liability company

GRANTEE, the following described real property situated in Utah County, State of Utah, to-wit:

See attached Exhibit "A"

Tax Parcel No. 58-041-0238

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the Grantors have executed this instrument this 2 day of July, 2021.

RUSHTON FAMILY COMPANY, LLC
a Utah limited liability company

By: Lynda R. Ahlquist
Lynda R. Ahlquist, Manager

A. LAURENCE & ELVA RUSHTON
FAMILY COMPANY, LLC
a Utah limited liability company

By: Terry L. Rushton
Terry L. Rushton, Manager

JONES LEHI, LLC
a Utah limited liability company

By: H. Rynn Jones
H. Rynn Jones, Manager

FLOYD & NORMA RUSHTON
PROPERTIES, LLC
a Utah limited liability company

By: Floyd S. Rushton
Floyd S. Rushton, Manager

ELSIE LOVELACE, LLC
a Utah limited liability company

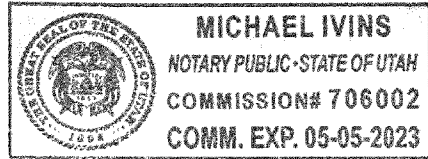
By: Marianne Turpin
Brad D. Turpin by Marianne Turpin as
attorney in fact, Its Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Lynda R. Ahlquist, the Manager of Rushton Family Company, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public

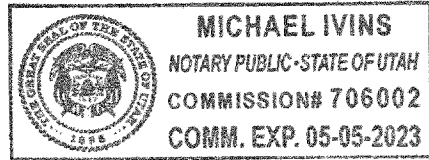


STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Terry L. Rushton, the Manager of A. Laurence & Elva J. Rushton Family Company, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.

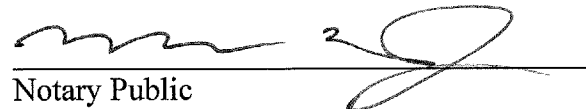


Notary Public

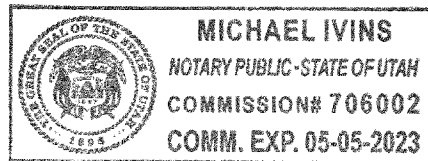


STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by H. Rynn Jones, the Manager of Jones Lehi, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public

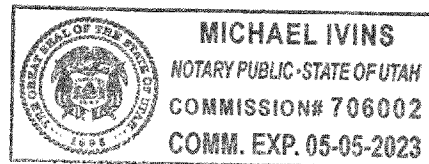


STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Floyd S. Rushton, the Manager of Floyd & Norma Rushton Properties, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.




Notary Public



STATE OF UTAH)
)
) :SS
)
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Marianne Turpin as attorney in fact for Brad D. Turpin, the Manager of Elsie Lovelace, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public

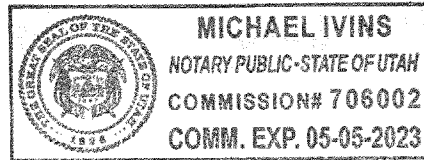


Exhibit "A"

Parcel 2: [58-041-0238]

The Southwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

Less and excepting:

A portion of the Southwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located South 89°50'07" East along the quarter section line 1941.72 feet from the West 1/4 Corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence South 89°50'07" East 761.26 feet to the center of said Section 34, also being the Northwest Corner of The Benches Plat 10 Subdivision; thence South 0°23'55" East along the quarter section line 1702.33 feet; thence West 773.11 feet; thence North 1704.48 feet to the point of beginning.

Also, less and excepting:

A portion of the Southwest Quarter of Section 34, Township 5 South, Range 1 West, more particularly described as follows:

Beginning at a point located South 89°50'07" East along the Quarter Section Line 1047.92 feet from the West 1/4 Corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence South 89°50'07" East 893.80 feet; thence South 1704.48 feet; thence West 893.80 feet; thence North 1707.05 feet to the point of beginning.

Parcel 3:

A non-exclusive easement and right of way and for the installation and maintenance of underground utilities as disclosed in that certain Access and Utilities Easement Agreement recorded June 4, 2018 as Entry No. 51455:2018, Amended December 2, 2019 as Entry No. 127037:2019 of Official Records.

Parcel 4:

A non-exclusive easement and right of way and for the installation and maintenance of underground utilities as disclosed in that certain Access and Utilities Easement Agreement recorded December 2, 2019 as Entry No. 127041:2019 of Official Records.

Tax Parcel No. 58-041-0238