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Book - 10638 Pg - 8648-8651
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Mail Recorded Deed and Tax Notice To:
CW Copper Rim 1, LLC, a Utah limited liability company
1222 W. Legacy Crossing Blvd., Suite 6
Centerville, UT 84014



File No.: 98090-AF

WARRANTY DEED

West Bench, LLC, a Utah limited liability company, as to an undivided one-half (1/2) interest and Yellowstone Legacy, LLC, a Utah limited liability company, as to an undivided one-half (1/2) interest

GRANTOR(S) of Idaho Falls, State of Idaho, hereby Conveys and Warrants to
CW Copper Rim 1, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 20-26-326-003-4001, 20-26-326-003-4002, 20-26-101-004-4001 and 20-26-101-004-4002
(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 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

West Bench, LLC, a Utah limited liability company

BY: Craig D. Jensen
Craig D. Jensen
Manager

BY: Kay H. Jensen
Kay H. Jensen
Manager

Yellowstone Legacy, LLC, a Utah limited liability company

BY: Richard H. Jensen
Richard H. Jensen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 12th day of January, 2018, personally appeared before me Craig D. Jensen and Kay H. Jensen, who acknowledged themselves to be the Managers of West Bench, LLC, a Utah limited liability company, and they, as such Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P Chabries
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 12th day of January, 2018, personally appeared before me Richard H. Jensen, who acknowledged himself to be the Manager of Yellowstone Legacy, LLC, a Utah limited liability company, and he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P Chabries
Notary Public

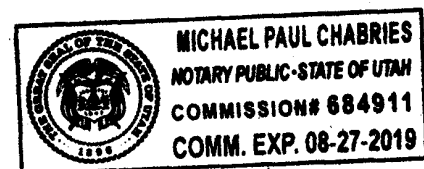


EXHIBIT A

PARCEL 1:

Beginning at a point East 875.02 feet and North 2650.88 feet from the South quarter corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°43'41" West 902.45 feet; thence South 31°08'52" West 100.77 feet; thence North 58°51'12" West 175.97 feet; thence North 58°51'10" West 53.50 feet; thence South 31°08'53" West 154.22 feet; thence along a 473.25 foot radius (center bears 08°52'30") curve to the right a distance of 73.30 feet (chord bears South 35°35'07" West 73.23 feet); thence South 40°01'22" West 72.72 feet; thence North 49°58'38" West 105.25 feet; thence along a 1044.87 foot radius (center bears 13°29'15") curve to the left a distance of 245.96 feet (chord bears North 55°31'50" West 245.40 feet); thence North 62°16'27" West 130.21 feet; thence along a 1035.00 foot radius (center bears 03°46'32") curve to the left a distance of 68.20 feet (chord bears North 64°09'44" West 68.19 feet); thence North 67°23'47" West 53.52 feet; thence North 69°54'26" West 235.24 feet; thence along a 164.98 foot radius (center bears 17°18'17") curve to the right a distance of 49.83 feet (chord bears North 61°15'19" West 49.64 feet); thence South 37°23'44" West 70.00 feet; thence South 30°51'34" West 28.21 feet; thence South 32°52'23" West 86.69 feet; thence South 35°27'43" West 48.94 feet; thence along a 276.75 foot radius (center bears 10°29'32") curve to the left a distance of 50.68 feet (chord bears South 30°12'57" West 50.61 feet); thence South 24°58'11" West 26.18 feet; thence along a 76.75 foot radius (center bears 09°12'41") curve to the left a distance of 12.34 feet (chord bears South 20°21'51" West 12.33 feet); thence along a 25.00 foot radius (center bears 47°11'30") curve to the right a distance of 20.59 feet (chord bears South 39°21'15" West 20.01 feet); thence South 03°07'59" West 41.49 feet; thence South 57°13'13" West 100.80 feet; thence South 32°46'47" East 1132.26 feet; thence North 57°13'13" East 218.98 feet; thence along a 526.75 foot radius (center bears 17°11'51") curve to the left a distance of 158.11 feet (chord bears North 48°37'18" East 157.51 feet); thence North 40°01'22" East 344.74 feet; thence along a 473.25 foot radius (center bears 14°40'42") curve to the right a distance of 121.24 feet (chord bears North 47°21'43" East 120.91 feet); thence North 54°42'04" East 33.10 feet; thence South 35°17'56" East 166.63 feet; thence along a 1035.00 foot radius (center bears 18°46'22") curve to the left a distance of 339.11 feet (chord bears South 44°41'06" East 337.60 feet); thence South 54°04'17" East 97.92 feet; thence along a 965.00 foot radius (center bears 08°57'58") curve to the right a distance of 151.01 feet (chord bears South 49°35'19" East 150.85 feet); thence South 45°06'20" East 240.71 feet; thence along a 1908.69 foot radius (center bears 07°44'15") curve to the right a distance of 257.76 feet (chord bears South 41°36'54" East 257.56 feet); thence along a 959.96 foot radius (center bears 23°53'11") curve to the right a distance of 400.20 feet (chord bears South 22°47'33" East 397.30 feet); thence North 78°18'46" East 77.37 feet; thence along a 1040.00 foot radius (center bears 33°25'06") curve to the left a distance of 606.59 feet (chord bears North 28°23'47" West 598.03 feet); thence North 45°06'20" West 335.18 feet; thence along a 1035.52 foot radius (center bears 08°57'41") curve to the left a distance of 161.96 feet (chord bears North 49°35'18" West 161.80 feet); thence North 54°04'17" West 97.92 feet; thence along a 964.94 foot radius (center bears 18°46'26") curve to the right a distance of 316.18 feet (chord bears North 44°41'08" West 314.77 feet); thence North 58°15'48" East 276.34 feet; thence along a 326.75 foot radius (center bears 09°27'15") curve to the left a distance of 53.92 feet (chord bears South 36°27'51" East 53.85 feet); thence along a 691.75 foot radius (center bears 12°52'49") curve to the left a distance of 155.51 feet (chord bears South 47°37'53" East 155.18 feet); thence South 54°04'17" East 97.92 feet; thence along a 1308.25 foot radius (center bears 03°15'58") curve to the right a distance of 74.57 feet (chord bears South 52°26'19" East 74.56 feet); thence along a 326.75 foot radius (center bears 39°14'00") curve to the left a distance of 223.74 feet (chord bears South 70°25'20" East 219.40 feet); thence North 89°57'40" East 243.65 feet; thence North 00°43'42" West 818.60 feet to the point of beginning. (aka Proposed Copper Rim Phases 1 and 2)

LESS AND EXCEPTING that portion lying East of the West 213 1/3 rods of the Southerly half of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian.

PARCEL 2:

Beginning at a point North 89°58'45" East 908.73 feet from the South quarter corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58'45" West 19.13 feet; thence North 00°38'32" West 78.35 feet; thence South 89°59'21" West 80.00 feet; thence North 00°38'32" West 598.13 feet to a point of curvature; thence along a 959.96 foot radius (center bears 10°12'28") curve to the left a distance of 171.03 feet (chord bears North 05°44'46" West 170.80 feet); thence North 78°18'46" East 115.16 feet; thence South 00°43'42" East 869.76 feet to the point of beginning. (aka Jensen Roadway & Open Space Parcel)

LESS AND EXCEPTING that portion lying East of the West 213 1/3 rods of the Southerly half of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian.