

WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:
Forestar (USA) Real Estate Group, Inc..
10700 Pecan Boulevard., Ste 150
Austin, TX 78750

ENT 120432:2019 PG 1 of 7
Jeffery Smith
Utah County Recorder
2019 Nov 15 04:51 PM FEE 40.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc
ELECTRONICALLY RECORDED

Tax Id No.: 32-017-0196, 32-017-0139, 32-017-0193, 32-017-0145, 32-017-0148, 32-017-0149,
32-017-0152, 32-017-0184, 32-017-0185, 32-017-0155, 32-017-0186, 32-017-0187,
32-017-0188, 32-017-0141, 32-017-0142, 32-017-0138, 32-017-0126, 32-017-0194
and 32-017-0195

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, SALISBURY LAND DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants to Forestar (USA) Real Estate Group, Inc., a Delaware corporation, whose address is 14755 Preston Road, Ste 130, Dallas, TX 75254 ("Grantee"), against all claiming by, through or under Grantors, but not otherwise, that certain real property (the "Property") located in Utah County, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, together with all improvements installed upon the Property and all of the rights and appurtenances pertaining thereto, including, but not limited to, all easements, privileges, entitlements, rights of way and appurtenances benefiting the Property, and any development rights, air rights, mineral, oil and gas and other subsurface rights appurtenant to the Property, and all right, title, and interest of Grantor in and to adjacent streets, alleys easements and rights of way subject, however, to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property.

GRANTOR:

SALISBURY LAND DEVELOPMENT, LLC,
a Utah limited liability company

By: RLH
Name: Rick M. Salisbury
Title: Manager
Date of Execution: November 15, 2019

Exhibit A
to the Special Warranty Deed

Legal Description of the Property

That certain real property located in Utah County, Utah more particularly described as follows:

Beginning at a point which is South 88°42'16" West 1537.14 feet from the Southeast quarter corner of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence; South 88°42'16" West for a distance of 1075.91 feet to a point on a line; thence South 89°24'57" West for a distance of 1132.90 feet to a point on a line; thence North 26°21'47" East for a distance of 31.40 feet to a point on a line; thence North 44°16'46" West for a distance of 48.94 feet to a point on a line; thence North 32°41'37" East for a distance of 51.14 feet to the beginning of a curve, said curve turning to the right through an angle of 06°27'31", having a radius of 11266.16 feet, and whose long chord bears North 35°55'22" East for a distance of 1269.29 feet to a point of intersection with a non-tangential line; thence North 50°50'53" West for a distance of 73.00 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 08°52'08", having a radius of 11339.16 feet, and whose long chord bears North 43°35'12" East for a distance of 1753.46 feet to a point of intersection with a non-tangential line; thence North 47°09'42" East for a distance of 2501.00 feet to a point on a line; thence South 00°04'32" East for a distance of 1,323.46 feet to a point on a line; thence South 89°19'40" West for a distance of 771.69 feet to a point on a line; thence South 00°40'20" East for a distance of 98.00 feet to the beginning of a curve, said curve turning to the right through an angle of 90°00'00", having a radius of 15.00 feet, and whose long chord bears South 44°19'40" West for a distance of 21.21 feet to a point of intersection with a non-tangential line; thence South 00°40'21" East for a distance of 21.00 feet to a point on a line; thence South 89°19'39" West for a distance of 115.10 feet to a point on a line; thence South 00°40'20" East for a distance of 0.07 feet to a point on a line; thence South 89°19'39" West for a distance of 249.26 feet to a point on a line; thence South 13°28'59" West for a distance of 157.53 feet to a point on a line; thence South 05°34'54" West for a distance of 55.65 feet to a point on a line; thence South 46°33'20" West for a distance of 90.55 feet to a point on a line; thence North 44°17'36" West for a distance of 3.06 feet to a point on a line; thence South 45°46'37" West for a distance of 226.96 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 03°51'30", having a radius of 6734.00 feet, and whose long chord bears South 45°59'52" West for a distance of 453.40 feet; thence South 44°04'07" West for a distance of 194.55 feet to a point on a line; thence South 44°22'48" East for a distance of 37.13 feet to a point on a line; thence South 45°37'12" West for a distance of 55.00 feet to the beginning of a non-tangential curve, said curve turning to the right through 58°34'21", having a radius of 30.00 feet, and whose long chord bears South 15°05'36" East for a distance of 29.35 feet to the beginning of a non-tangential curve, said curve turning to the left through 27°24'17", having a radius of 80.00 feet, and whose long chord bears South 00°22'13" West for a distance of

37.90 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of $58^{\circ}16'19''$, having a radius of 30.00 feet, and whose long chord bears South $15^{\circ}45'41''$ West for a distance of 29.21 feet to a point of intersection with a non-tangential line; thence South $44^{\circ}35'10''$ East for a distance of 55.00 feet to the beginning of a non-tangential curve, said curve turning to the right through $58^{\circ}43'41''$, having a radius of 30.00 feet, and whose long chord bears North $74^{\circ}15'35''$ East for a distance of 29.42 feet to the beginning of a non-tangential curve, said curve turning to the left through $29^{\circ}00'29''$, having a radius of 80.00 feet, and whose long chord bears North $89^{\circ}07'12''$ East for a distance of 40.07 feet to the beginning of a non-tangential curve, said curve turning to the right through $58^{\circ}30'14''$, having a radius of 30.00 feet, and whose long chord bears South $76^{\circ}15'38''$ East for a distance of 29.32 feet to the beginning of a non-tangential curve, said curve turning to the right through $11^{\circ}36'16''$, having a radius of 972.50 feet, and whose long chord bears South $41^{\circ}14'30''$ East for a distance of 196.63 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of $06^{\circ}07'37''$, having a radius of 1027.50 feet, and whose long chord bears South $38^{\circ}30'18''$ East for a distance of 109.82 feet to a point of intersection with a non-tangential line; thence North $44^{\circ}23'46''$ East for a distance of 0.07 feet to the beginning of a non-tangential curve, said curve turning to the left through $14^{\circ}50'10''$, having a radius of 1027.50 feet, and whose long chord bears South $49^{\circ}00'07''$ East for a distance of 265.32 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of $02^{\circ}09'15''$, having a radius of 972.50 feet, and whose long chord bears South $55^{\circ}20'34''$ East for a distance of 36.56 feet to a point of intersection with a non-tangential line; thence North $44^{\circ}49'50''$ East for a distance of 291.36 feet to a point on a line, thence North $53^{\circ}06'21''$ East for a distance of 321.95 feet to a point on a line; thence South $36^{\circ}53'39''$ East for a distance of 172.50 feet to a point on a line; thence North $53^{\circ}06'21''$ East for a distance of 264.57 feet to the beginning of a curve, said curve turning to the right through $15^{\circ}47'01''$, having a radius of 140.00 feet, and whose long chord bears North $60^{\circ}59'52''$ East for a distance of 38.45 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of $21^{\circ}01'46''$, having a radius of 140.00 feet, and whose long chord bears North $79^{\circ}24'16''$ East for a distance of 51.10 feet; thence North $89^{\circ}55'09''$ East for a distance of 474.49 feet to a point on a line; thence South $00^{\circ}04'51''$ East for a distance of 464.29 feet to a point on a line; thence South $73^{\circ}03'26''$ West for a distance of 128.60 feet to a point on a line; thence South $56^{\circ}34'14''$ West for a distance of 50.85 feet to a point on a line; thence South $61^{\circ}49'24''$ West for a distance of 52.69 feet to a point on a line; thence South $64^{\circ}23'20''$ West for a distance of 56.55 feet to a point on a line; thence South $63^{\circ}49'36''$ West for a distance of 44.08 feet to a point on a line; thence South $64^{\circ}00'13''$ West for a distance of 48.34 feet to a point on a line; thence South $68^{\circ}54'47''$ West for a distance of 95.15 feet to the beginning of a curve, said curve turning to the left through $28^{\circ}33'09''$, having a radius of 175.00 feet, and whose long chord bears South $54^{\circ}38'02''$ West for a distance of 86.31 feet to the beginning of a non-tangential curve, said curve turning to the right through $15^{\circ}09'14''$, having a radius of 300.00 feet, and whose long chord bears South $47^{\circ}56'04''$ West for a distance of

79.11 feet to the beginning of a non-tangential curve, said curve turning to the left through $19^{\circ}53'42''$, having a radius of 742.45 feet, and whose long chord bears South $45^{\circ}33'50''$ West for a distance of 256.51 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of $23^{\circ}43'31''$, having a radius of 100.00 feet, and whose long chord bears South $47^{\circ}28'45''$ West for a distance of 41.11 feet; thence South $59^{\circ}20'30''$ West for a distance of 103.84 feet to a point on a line; thence South $20^{\circ}43'10''$ East for a distance of 3.86 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of $32^{\circ}48'22''$, having a radius of 346.54 feet, and whose long chord bears South $60^{\circ}43'23''$ West for a distance of 195.72 feet; thence South $44^{\circ}19'12''$ W for a distance of 199.90 feet to a point on a line; thence South $45^{\circ}32'43''$ West for a distance of 106.76 feet to a point on a line; thence South $43^{\circ}57'26''$ West for a distance of 116.68 feet to a point on a line; thence South $45^{\circ}36'14''$ West for a distance of 45.69 feet to a point on a line; thence South $49^{\circ}04'39''$ West for a distance of 39.99 feet to a point on a line; thence South $56^{\circ}57'14''$ West for a distance of 94.78 feet to a point on a line; thence South $49^{\circ}40'25''$ West for a distance of 45.06 feet to a point on a line; thence South $41^{\circ}36'34''$ West a distance of 38.56 feet to the point of beginning.

LESS AND EXCEPTING :

OUTSIDE EDGE - BILLBOARD #1, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North $00^{\circ}04'51''$ West, a distance of 2623.860 feet between the Utah County brass cap monuments monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 1552.43 feet and South, a distance of 88.66 to the point of beginning; thence South $52^{\circ}05'07''$ East, a distance of 49.61 feet; thence South $45^{\circ}59'55''$ West, a distance of 28.25 feet; thence North $35^{\circ}02'12''$ West, a distance of 49.97 feet; thence North $47^{\circ}01'40''$ East, a distance of 13.49 feet to the point of beginning.

OUTSIDE EDGE - BILLBOARD #2, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North $00^{\circ}04'51''$ West, a distance of 2623.860 feet between the Utah County brass cap monuments

monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 1928.33 feet and South, a distance of 427.35 to the point of beginning; thence South 53°24'45" East, a distance of 49.96 feet; thence South 43°27'07" West, a distance of 21.20 feet; thence North 40°25'44" West, a distance of 49.97 feet; thence North 43°55'28" East, a distance of 9.90 feet to the point of beginning.

OUTSIDE EDGE - BILLBOARD #3, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North 00°04'51" West, a distance of 2623.860 feet between the Utah County brass cap monuments monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 2280.97 feet and South, a distance of 806.92 to the point of beginning; thence South 62°45'30" East, a distance of 49.96 feet; thence South 34°06'21" West, a distance of 21.20 feet; thence North 49°46'29" West, a distance of 49.97 feet; thence North 34°34'42" East, a distance of 9.90 feet to the point of beginning.

OUTSIDE EDGE - BILLBOARD #4, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North 00°04'51" West, a distance of 2623.860 feet between the Utah County brass cap monuments monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 2616.48 feet and South, a distance of 1136.73 to the point of beginning; thence South 71°16'06" East, a distance of 50.00 feet; thence South 30°43'20" West, a distance of 28.06 feet; thence North 53°27'04" West, a distance of 48.31 feet; thence North 26°55'22" East, a distance of 12.80 feet to the point of beginning.

OUTSIDE EDGE - BILLBOARD #5, ORCHARD VIEW ESTATES, Santaquin, Utah County, Utah

A parcel of land located in the South one half of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, City of Santaquin, County of Utah, State of Utah. Basis of Bearings for subject parcel being North $00^{\circ}04'51''$ West, a distance of 2623.860 feet between the Utah County brass cap monuments monumentalizing the East line of the Southeast quarter of said Section 11. Subject parcel being more particularly described as follows:

Commencing at the East quarter corner of said Section 11, a found brass cap monument and running thence West, a distance of 2921.15 feet and South, a distance of 1529.31 to the point of beginning; thence South $67^{\circ}02'48''$ East, a distance of 50.21 feet; thence South $33^{\circ}52'25''$ West, a distance of 28.97 feet; thence North $48^{\circ}08'05''$ West, a distance of 49.58 feet; thence North $32^{\circ}56'52''$ East, a distance of 12.39 feet to the point of beginning.