

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

142888-DMF

Relates to Tax ID No.: 58-021-0224

(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)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 8th day of June, 2021.

HF RANCH LC,
a Utah limited liability company

By: *Stephen Holbrook*
Name: Stephen Holbrook
Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

Acknowledged before me this 8th day of June, 2021, by Stephen Holbrook the Manager of HF RANCH LC, a Utah limited liability company.

Darla K. Milovich
Notary Public

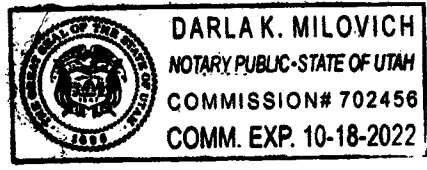


EXHIBIT A
To
Special Warranty Deed

Legal Description

A portion of the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a Right-of-Way Monument on the Northerly line of State Road 85 per the Right-of-Way Plan Sheet RW-11 for UDOT Project No. MP-R399(41) 39.00 feet perpendicularly distant from engineer station 64+34, located N00°08'15"W along the Section line 21.16 feet and West 113.56 feet from the East 1/4 Corner of Section 2, T5S. R1W, SLB&M; thence Westerly along said right-of-way and along the arc of a 14,814.50 feet radius non-tangent curve to the right (radius bears: N00°46'06"E) 676.19 feet through a central angle of 02°36'55" Chord: N87°55'27"W 676.13 feet to the Southeast Corner of that Real Property as described by Warranty Deed recorded September 22, 2017 as Entry No. 93582:2017 in the office of the Utah County Recorder; thence along said deed N18°25'00"W 263.22 feet to the Easterly line of HOLBROOK UTAH MILITARY ACADEMY SUBDIVISION, according to the Official Plat thereof recorded February 1, 2018 as Entry No. 10597:2018 in the Office of the Utah County Recorder; thence along said plat the following nine (9) courses: 1) North 300.99 feet; 2) N89°51'06"E 4.39 feet; 3) along the arc of a curve to the left with a radius of 562.09 feet a distance of 79.90 feet through a central angle of 08°08'38" Chord: N85°46'47"E 79.83 feet; 4) N81°42'26"E 109.48 feet; 5) along the arc of a curve to the right with a radius of 738.00 feet a distance of 104.91 feet through a central angle of 08°08'41" Chord: N85°46'46"E 104.82 feet; 6) N89°51'07"E 264.49 feet; 7) S86°41'36"E 82.48 feet; 8) N89°52'23"E 80.85 feet; 9) N00°07'37"W 9.00 feet; thence N89°51'07"E 16.40 feet; thence along the arc of a curve to the right with a radius of 88.00 feet a distance of 138.25 feet through a central angle of 90°00'38" Chord: S45°08'34"E 124.46 feet to the Westerly line of 3600 West Street; thence S00°08'15"E along said street 467.70 feet to the said northerly right-of-way line of State Road 85; thence along said right-of-way the following two (2) courses: 1) N89°38'26"W 19.03 feet; 2) S43°56'02"W 75.53 feet to the point of beginning.