

AFTER RECORDING, RETURN TO:

David R. York, Esq., CPA
York Howell & Guymon, Attorneys at Law
6405 South 3000 East, Suite 150
Salt Lake City, Utah 84121
Telephone: (801) 527-1040

Grantee Address:

505 East 300 North
Lehi, Utah 84043-1924

Serial # 58:021:0132

Special Warranty Deed

As to an undivided twenty-five percent (25%) tenants in common interest: **STEPHEN AND GAIL 11, LLC**, a Utah limited liability company; As to an undivided twenty-five percent (25%) tenants in common interest: **SCOTT AND MICHELLE 3, LLC**, a Utah limited liability company; As to an undivided twenty-five percent (25%) tenants in common interest: **BRYCE AND SHERRI 4, LLC**, a Utah limited liability company; As to an undivided twenty-five percent (25%) tenants in common interest: **DAVID AND BIRGITTA 7**, a Utah limited liability company, Grantors, of Utah County, State of Utah, hereby convey and warrant to **HF RANCH LC**, a Utah limited liability company, Grantee, of Utah County, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the following described tract(s) of land in Utah County, State of Utah:

A portion of that real property described in Deed Entry No. 134472:2008 of the official records of Utah County, located in the Northeast quarter of Section 2, Township 5 South, Range 1 West, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Northerly line of 2100 (SR-85) North and Westerly line of that real property conveyed to Utah County in Deed Entry No. 6601-1915, located North 00°08'15" West along the section line 75.27 feet and West 16.50 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the Northerly right-of-way line of 2100 North the following 4 (four) courses and distances: North 89°38'26" West 44.53 feet; thence South 43°56'02" West 75.53 feet to a right-of-way marker; thence Northwesterly along the arc of a 14,814.50 foot radius non-tangent curve (radius bears: North 00°46'06" East) 1,075.96 feet through a central angle of 04°09'41" (chord: North 87°09'04" West 1,075.72 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 15,185.00 foot radius curve to the left 136.82 feet through a central angle of 00°30'58" (chord: North 85°19'43" West 136.82 feet) to the Easterly line of that real property described in Deed Entry No. 63126:2003 (Parcel 6) of the official records of Utah County; thence North 00°04'52" West along said Deed 576.06 feet

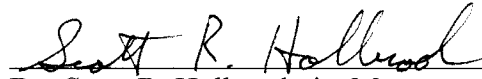
to the Southwest corner of the North half of the Southeast quarter of the Northeast quarter of Said Section 2; thence North 89°51'07" East 1,307.10 feet along the South line of said North half of the Southeast quarter of the Northeast quarter; thence South 00°08'15" East 589.94 feet parallel with, and 16.50 feet Westerly of the East line of said Section to the point of beginning.

WITNESS the hands of said Grantors as of the 22nd day of December, 2014.

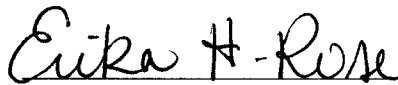
STEPHEN AND GAIL 11, LLC, a Utah limited liability company


By: Stephen G. Holbrook, its Manager

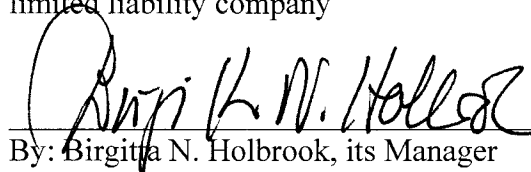
SCOTT AND MICHELLE 3, LLC, a Utah limited liability company


By: Scott R. Holbrook, its Manager

BRYCE AND SHERRI 4, LLC, a Utah limited liability company

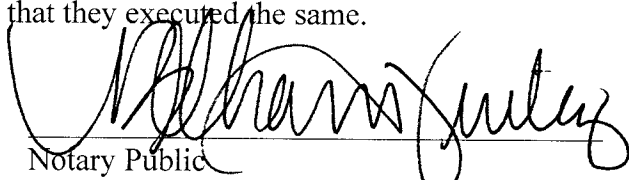

By: Erika Holbrook Rose, its Manager

DAVID AND BIRGITTA 7, LLC, a Utah limited liability company


By: Birgitta N. Holbrook, its Manager

STATE OF UTAH)
 : ss.
COUNTY OF Utah

On the 2nd day of December, 2014, personally appeared before me Stephen G. Holbrook, Manager of Stephen and Gail 11, LLC; Scott R. Holbrook, Manager of Scott and Michelle 3, LLC; Erika Holbrook Rose, Manager of Bryce and Sherri 4, LLC; and Birgitta N. Holbrook, Manager of David and Birgitta 7, LLC, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public
Residing at: Salt Lake County, State of Utah

