

Entry 2019008374
Book 1634 Pages 297-299 \$40.00
27-Dec-19 04:01
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SALT LAKE
215 SOUTH STATE STREET, SUITE 380, SALT LAKE CITY, UTAH 84111
Rec By: Dana Brown, Deputy Recorder
Electronic Recording

When recorded, mail to:

Vernal Ventures LLC
605 Palencia Club Drive
St. Augustine, FL 32095
Attention: Barry DeGroot

Ent 2019008374
Book 1634 Pg 297

Parcel Number: 04:126:0055

First American Title
National Commercial Services
NCS File # 968806

SPECIAL WARRANTY DEED
(Willow Park)

MIDCAP FUNDING INVESTMENT VI LLC, a Delaware limited liability company, ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND WARRANTS against all who claim by, through, or under said Grantor, to **VERNAL VENTURES LLC**, a Florida limited liability company, as to an undivided 72.18%, and **CASSIDY PROPERTY MANAGEMENT LLC**, a Pennsylvania limited liability company, as to an undivided 27.82%, *as Tenants in Common* (collectively, "Grantee"), with an address of 605 Palencia Club Drive, St. Augustine, FL 32095, that certain real property more particularly described on Exhibit A attached hereto (the "Property");

TOGETHER WITH all improvements thereon, and any and all water rights, mineral rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, entitlements, and appurtenances with respect to the Property, now or hereafter appertaining to, used or enjoyed with said real property, or any part thereof; and

SUBJECT TO all covenants, conditions, easements, rights-of-way, reservations, and restrictions now of record.

[Signature and Acknowledgement Page Follows]

Exhibit A
Legal Description of Property

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

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE ALONG THE WEST LINE OF SAID SECTION 21 NORTH 01°57'21" WEST 229.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID SECTION 21 NORTH 01°57'21" WEST 426.01 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED AS ENTRY NO. 2007006183 IN THE OFFICE OF THE UINTAH COUNTY RECORDER; THENCE ALONG THE NORTH LINE OF SAID PARCEL NORTH 88°34'27" EAST 401.58 FEET; THENCE SOUTH 55°20'37" EAST 63.85 FEET; THENCE NORTH 77°27'24" EAST 203.71 FEET TO A POINT ON THE ARC OF A 151.79 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 13°29'50" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ARC LENGTH OF 35.36 FEET AND A CENTRAL ANGLE OF 13°20'46"; THENCE NORTH 89°53'09" EAST 36.15 FEET; THENCE SOUTH 04°43'23" WEST 202.85 FEET; THENCE SOUTH 69°31'59" WEST 45.35 FEET TO A POINT ON THE ARC OF A 25 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 20°27'44" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH AN ARC LENGTH OF 45.13 FEET AND A CENTRAL ANGLE OF 103°25'54"; THENCE SOUTH 33°25'37" EAST 78.16 FEET TO A POINT ON THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 59°59'59" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ARC LENGTH OF 5.24 FEET AND A CENTRAL ANGLE OF 59°59'59"; THENCE NORTH 90°00'00" EAST 1.59 FEET; THENCE SOUTH 15°02'16" EAST 53.42 FEET; THENCE NORTH 88°36'03" EAST 287.31 FEET; THENCE SOUTH 01°23'57" EAST 56.10 FEET; THENCE SOUTH 88°36'03" WEST 989.99 FEET TO THE POINT OF BEGINNING.

For reference purposes only, APN: 04:126:0055 *S W N W*

Exhibit A