

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
South Point Development, LLC a Utah
limited liability company
405 South Main, Suite 800
Salt Lake, UT 84111
Attn: Scott McCullough

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **NCS-1061228-SLC1 (ami)**
A.P.N.: **21:051:0062**

H-5 Ventures, LLC, a Utah limited liability company, as to an undivided 50% int and BBRD, LC., a Utah limited liability company, Grantor, of Orem, UTAH County, State of UT, hereby CONVEY AND WARRANT to

South Point Development, LLC a Utah limited liability company, Grantee, of Salt Lake, Utah County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Utah County, State of Utah:

COMMENCING AT A POINT WHICH IS SOUTH 2427.59 FEET AND WEST 1547.21 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 31 DEGREES, 52 MINUTES AND 19 SECONDS EAST 521 FEET, THENCE SOUTH 28 DEGREES, 07 MINUTES AND 42 SECONDS WEST 161.85 FEET, THENCE ALONG THE ARC OF A 1378.24 FEET RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS SOUTH 18 DEGREES AND 29 MINUTES WEST 462.79 FEET TO THE P.T. OF SAID CURVE, THENCE SOUTH 1 DEGREE, 01 MINUTES AND 19 SECONDS EAST 269.15 FEET, THENCE ALONG CURVE TO THE LEFT, THE RADIUS OF WHICH IS 1358.24 FEET AND THE CHORD OF WHICH BEARS SOUTH 16 DEGREES AND 20 MINUTES EAST 612 FEET MORE OR LESS TO THE SELLER'S EAST PROPERTY LINE, THENCE SOUTH 1 DEGREE WEST 2120 FEET MORE OR LESS TO THE CENTER LINE OF PROVO BAY CHANNEL, THENCE ALONG SAID CHANNEL CENTER LINE AS FOLLOWS: NORTH 53 DEGREES AND 10 MINUTES WEST 600 FEET, THENCE NORTH 82 DEGREES AND 15 MINUTES WEST 1000 FEET, THENCE SOUTH 78 DEGREES WEST 200 FEET, THENCE SOUTH 37 DEGREES AND 45 MINUTES WEST 150 FEET, THENCE SOUTH 52 DEGREES AND 48 MINUTES WEST 105.91 FEET MORE OR LESS TO THE SELLER'S WEST PROPERTY LINE, THENCE NORTH 1 DEGREE EAST LEAVING SAID CENTER LINE 3220 FEET TO UTAH LAKE MEANDER LINE, THENCE NORTH 70 DEGREES EAST ALONG SAID MEANDER LINE 1518 FEET TO A MEANDER CORNER, THENCE NORTH 87 DEGREES AND 30 MINUTES EAST ALONG SAID MEANDER LINE 163 FEET MORE OR LESS TO THE

BEGINNING. TOGETHER WITH ALL LITTORAL RIGHTS INCLUDING THE RIGHTS OF ACCRETION AND RELICTION BETWEEN SAID LAND AND THE WATER'S EDGE OF UTAH LAKE. (ENTRY NO. 44366, BOOK 3718, PAGE 193, UTAH COUNTY' RECORDER).

ALSO

COMMENCING AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 10, PLAT "E" LAKEWOOD SUBDIVISION, PROVO, UTAH, WHICH POINT IS LOCATED 2389.34 FEET SOUTH AND 1086.96 FEET EAST FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 31°46'32" EAST ALONG THE WESTERLY BOUNDARY LINE OF INTERSTATE 15, HIGHWAY RIGHT OF WAY 22.92 FEET TO A POINT IN THE MEANDER LINE OF UTAH LAKE; THENCE ALONG SAID MEANDER LINE SOUTH 87°30' WEST 186.36 FEET; THENCE ALONG SAID MEANDER LINE SOUTH 70°00' WEST 1486.40 FEET; THENCE NORTH 20° WEST 20.00 FEET TO THE SOUTHERLY LINES OF PLATS "C", "D", AND "E", SAID LAKE WOOD SUBDIVISION, NORTH 70°00' EAST 1489.48 FEET; THENCE NORTH 87°30' EAST 178.23 FEET ALONG SAID SUBDIVISION SOUTHERLY LINE TO THE POINT OF BEGINNING. TOGETHER WITH ALL LITTORAL RIGHTS INCLUDING THE RIGHTS OF ACCRETION AND RELICTION BETWEEN SAID LAND AND THE WATER'S EDGE OF UTAH LAKE.

LESS AND EXCEPTING THERE FROM PORTION OF THE LAND DISCLOSED CERTAIN FINAL JUDGMENT OF CONDEMNATION RECORDED JULY 13, 2017 AS ENTRY NO. 67578:2017 OF UTAH COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN UNDIVIDED 50% INTEREST IN A PARCEL OF LAND IN FEE FOR THE PROVO CITY WESTSIDE CONNECTOR KNOWN AS PROJECT NO. F-LC49(129), BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF SAID PROJECT, AT A POINT 90.00 FEET RADIALLY DISTANT SOUTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROVO CITY WESTSIDE CONNECTOR OPPOSITE APPROXIMATE ENGINEERS STATION 296+22.10, DESIGNATED AS POINT "A", WHICH IS 3760.38 FEET SOUTH AND 1487.46 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE WESTERLY 79.61 FEET ALONG THE ARC OF A 1130.00-FOOT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE (CHORD BEARS SOUTH 82°48'54"W 79.59 FEET); THENCE SOUTH 84°50'00" WEST 636.71 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A 3090.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 311.90 FEET ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE (CHORD BEARS SOUTH 87°43'30" WEST 311.77 FEET); THENCE NORTH 89°23'00" WEST 323.31 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE; THENCE SOUTH 63°17'34" WEST 67.54 FEET TO A POINT 121.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 282+26.00; THENCE NORTH 89°23'00" WEST 172.00 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE; THENCE NORTH 62°03'34" WEST 67.54 FEET TO A POINT 90.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 279+94.00; THENCE NORTH 89°23'00" WEST 30.23 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, DESIGNATED AS POINT "B"; THENCE

NORTH 01°00'00" EAST 165.00 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 75.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 279+64.88, DESIGNATED AS POINT "C"; THENCE SOUTH 89°23'00" EAST 30.12 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE; THENCE NORTH 35°02'57" EAST 12.12 FEET, TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 280+01.86, DESIGNATED AS POINT "D"; THENCE NORTH 88°24'51" EAST 130.10 FEET; TO A POINT 90.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 281+31.86, DESIGNATED AS POINT "E"; THENCE SOUTH 44°47'40" EAST 14.24 FEET TO A POINT 80.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 281+42.00; THENCE SOUTH 89°23'00" EAST 173.00 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE; THENCE SOUTH 86°31'15" EAST 100.12 FEET TO A POINT 75.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 284+15.00; THENCE SOUTH 89°23'00" EAST 194.31 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE, TO THE POINT OF TANGENCY OF A 2925.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 295.24 FEET ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE (CHORD BEARS NORTH 87°43'30" EAST 295.12 FEET); THENCE NORTH 84°50'00" EAST 636.71 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL, TO THE POINT OF TANGENCY OF A 965.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 89.55 FEET ALONG THE ARC OF SAID CURVE CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE, (CHORD BEARS NORTH 82°10'29" EAST 89.52 FEET) TO SAID EASTERLY BOUNDARY LINE, DESIGNATED AS POINT "F"; THENCE SOUTH 01°01'19" EAST 127.00 FEET; THENCE SOUTH 04°09'02" EAST 39.69 FEET TO THE POINT OF BEGINNING.

(BASIS OF BEARING: SOUTH 89°46'06" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 13)

AN UNDIVIDED 50% INTEREST IN A PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF PROVO CITY 500 WEST STREET, INCIDENT TO THE PROVO CITY WESTSIDE CONNECTOR KNOWN AS PROJECT NO. F-LC49(129), BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING IN THE NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF SAID PROJECT, AT A POINT 65.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF PROVO CITY 500 WEST STREET OPPOSITE APPROXIMATE ENGINEERS STATION 10+85.00, WHICH POINT IS ALSO 3658.52 FEET SOUTH AND 3117.60 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH 00°37'00" EAST 353.69 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A 285.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 115.06 FEET ALONG THE ARC OF SAID CURVE CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE, (CHORD BEARS NORTH 10°56'58" WEST 114.28 FEET); THENCE NORTH 58°13'57" WEST 12.67 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 72.20 FEET RADIALLY DISTANT WESTERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 15+92.96; THENCE NORTH 01°00'00" EAST 248.08 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE NORTH 70°00'11" EAST 5.51 FEET; THENCE NORTH 20°00'00" WEST 20.00 FEET, MORE OR LESS TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHERLY BOUNDARY LINE OF LAKEWOOD SUBDIVISION, PLAT "C"; THENCE NORTH 70°00'00" EAST

66.23 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 80.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 18+71.86; THENCE SOUTH 00°16'00" WEST 25.03 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A 270.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 156.60 FEET ALONG THE ARC OF SAID CURVE CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE, (CHORD BEARS SOUTH 16°20'58" EAST 154.42 FEET) TO THE POINT OF REVERSE CURVATURE OF A 430.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 29.28 FEET ALONG THE ARC OF SAID CURVE CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE, (CHORD BEARS SOUTH 31°00'52" EAST 29.28 FEET); THENCE SOUTH 08°32'59" EAST 50.53 FEET TO A POINT 65.00 FEET RADIALLY DISTANT EASTERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 15+80.00; THENCE SOUTHERLY 167.55 FEET ALONG THE ARC OF A 415.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE, (CHORD BEARS SOUTH 10°56'58" EAST 166.41 FEET); THENCE SOUTH 00°37'00" WEST 348.69 FEET TO SAID NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF SAID PROJECT AT A POINT 65.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 10+90.00; THENCE SOUTH 88°24'51" WEST 130.10 FEET TO THE POINT OF BEGINNING.

(BASIS OF BEARING: SOUTH 89°46'06" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 13)

AN UNDIVIDED 50% INTEREST IN A PARCEL OF LAND IN FEE, INCIDENT TO THE PROVO CITY WESTSIDE CONNECTOR KNOWN AS PROJECT NO. F-LC49(129), BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF SAID PROJECT, AT A POINT 90.00 FEET RADIALLY DISTANT SOUTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROVO CITY WESTSIDE CONNECTOR OPPOSITE APPROXIMATE ENGINEERS STATION 296+22.10, WHICH IS 3760.38 FEET SOUTH AND 1487.46 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE SOUTHERLY 577.61 FEET ALONG THE ARC OF A 1358.24-FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 17°10'14" EAST 573.27 FEET) ALONG THE WESTERLY HIGHWAY RIGHT OF WAY AND N/A LINE OF I-15; THENCE SOUTH 01°00'00" WEST 36.30 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 28°20'10" WEST 555.85 FEET TO A POINT 173.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 295+25.00; THENCE NORTH 89°04'21" WEST 938.81 FEET TO SAID SOUTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF SAID PROJECT AT A POINT 90.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 286+00.00; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY AND LIMITED-ACCESS LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 89°23'00" EAST 9.31 FEET TO THE POINT OF TANGENCY OF A 3090.00-FOOT RADIUS CURVE TO THE LEFT; (2) THENCE EASTERLY 311.90 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS NORTH 87°43'30" EAST 311.77 FEET); (3) THENCE NORTH 84°50'00" EAST 636.71 FEET TO THE POINT OF TANGENCY OF A 1130.00-FOOT RADIUS CURVE TO THE LEFT; (4) THENCE EASTERLY 79.61 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS NORTH 82°48'54" EAST 79.59 FEET) TO THE POINT OF

BEGINNING.

(BASIS OF BEARING: SOUTH 89°46'06" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 13)

AN UNDIVIDED 50% INTEREST IN A TRACT OF LAND IN FEE BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF SAID PROJECT, AT A POINT 75.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROVO CITY WESTSIDE CONNECTOR OPPOSITE APPROXIMATE ENGINEERS STATION 279+64.88, WHICH POINT IS ALSO 3668.13 FEET SOUTH AND 3154.69 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH 01°00'00" EAST 482.22 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 72.20 FEET RADIALLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF PROVO CITY 500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 15+92.96; THENCE ALONG THE WESTERLY HIGHWAY RIGHT OF WAY LINE OF SAID 500 WEST STREET THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 58°13'57" EAST 12.67 FEET TO A POINT 65.00 FEET RADIALLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROVO CITY WESTSIDE CONNECTOR OPPOSITE APPROXIMATE ENGINEERS STATION 15+80.00; (2) THENCE SOUTHERLY 115.06 FEET ALONG THE ARC OF A 285.00 FEET RADIUS NON-TANGENT CURVE TO THE RIGHT CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE, (CHORD BEARS SOUTH 10°56'58" EAST 114.28 FEET); (3) THENCE SOUTH 00°37'00" WEST 353.69 FEET TO SAID NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE; THENCE SOUTH 35°02'57" WEST 12.12 FEET; THENCE NORTH 89°23'00" WEST 30.12 FEET TO THE POINT OF BEGINNING.

(BASIS OF BEARING: SOUTH 89°46'06" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 13)

AN UNDIVIDED 50% INTEREST IN A TEMPORARY CONSTRUCTION EASEMENT, UPON PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. TO FACILITATE THE CONSTRUCTION OF PROVO CITY WESTSIDE CONNECTOR KNOWN AS PROJECT NO. F-LC49(129). THIS EASEMENT SHALL COMMENCE UPON THE BEGINNING OF ACTUAL CONSTRUCTION ON THE PROPERTY AND SHALL CONTINUE ONLY UNTIL PROJECT CONSTRUCTION ON THE PROPERTY IS COMPLETE, OR FOR TWO (2) YEARS, WHICHEVER FIRST OCCURS. THE EASEMENT SHALL BE NON-EXCLUSIVE SUCH THAT THE GRANTOR MAY USE THE PROPERTY AT ANY TIME IN A MANNER WHICH DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF SAID PROJECT, AT A POINT 90.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROVO CITY WESTSIDE CONNECTOR OPPOSITE APPROXIMATE ENGINEERS STATION 279+63.77, WHICH IS 3833.10 FEET SOUTH AND 3157.57 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE ALONG SAID SOUTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES (1) SOUTH 89°23'00" EAST 30.23 FEET

PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE; (2) THENCE SOUTH 62°03'34" EAST 20.29 FEET TO A POINT 99.31 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 280+12.02, THENCE SOUTH 19.60 FEET; THENCE WEST 48.66 FEET TO SAID WESTERLY BOUNDARY LINE; THENCE NORTH 01°00'00" EAST 29.43 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

(BASIS OF BEARING: SOUTH 89°46'06" WEST BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION.

LESS AND EXCEPTING THERE FROM PORTION OF THE LAND DISCLOSED CERTAIN ORDER OF IMMEDIATE OCCUPANCY RECORDED SEPTEMBER 13, 2000 AS ENTRY NO. 71768:2000 OF UTAH COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF CONSTRUCTING THEREON AN EXPRESSWAY KNOWN AS PROJECT NO. 15-6, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE PROJECTED SW¹/₄ OF NE¹/₄ AND THE PROJECTED N¹/₄ OF SE¹/₄ SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF EXPRESSWAY I-15 PROJECT NO. 15-6, AND THE UTAH LAKE MEANDER LINE, WHICH POINT IS 739.702 METERS (2426.84 FEET) SOUTH ALONG THE SECTION LINE, AND 471.126 METERS (1547.21 FEET) WEST FROM THE NORTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE SOUTHERLY ALONG SAID RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) THENCE SOUTH 31°50'54" EAST 24.736 METERS (81.15 FEET); (2) THENCE SOUTH 19°30'08" WEST 20.226 METERS (66.36 FEET); (3) THENCE SOUTH 32°09'54" EAST 131.894 METERS (432.72 FEET) TO THE NORTHWESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF THE UNIVERSITY AVENUE RAMP SS; THENCE SOUTH 27°50'17"W, 31.208 METERS (102.39 FEET) ALONG SAID NORTHWESTERLY RIGHT OF WAY AND NO-ACCESS LINE TO A POINT 75.000 METERS (246.06 FEET) PERPENDICULARLY DISTANT SOUTHWESTERLY FROM THE CENTERLINE OF SAID I-15, OPPOSITE ENGINEER STATION 3+716.109; THENCE NORTH 61°46'58" WEST 16.030 METERS (52.59 FEET); THENCE NORTH 11°21'31" WEST 53.376 METERS (175.12 FEET); THENCE NORTH 31°50'41" WEST 51.231 METERS (168.08 FEET) ALONG A LINE PARALLEL TO THE CENTERLINE OF SAID I-15; THENCE NORTH 41°01'59" WEST 79.640 METERS (261.29 FEET); THENCE NORTH 76°22'47" WEST 5.785 METERS (18.98 FEET); THENCE NORTH 21°43'34" WEST 12.783 METERS (41.94 FEET) TO THE UTAH LAKE MEANDER LINE; THENCE NORTH 87°10'35" EAST 52.427 METERS (172.00 FEET) ALONG SAID MEANDER LINE TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 0°05'27" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

(NOTE: TO OBTAIN DISTANCES IN FEET, DIVIDE ABOVE DISTANCES BY 0.3048. MULTIPLY ABOVE AREA BY 10.764 TO OBTAIN SQUARE FEET.)

A PARCEL OF LAND IN FEE FOR AN EXPRESSWAY KNOWN AS PROJECT NO. 15-6, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 3 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF EXPRESSWAY I-15, PROJECT NO. 15-6, AND THE UTAH LAKE MEANDER LINE, WHICH POINT IS 739.929 METERS (2427.59 FEET) SOUTH ALONG THE SECTION LINE, AND 471.126 METERS (1547.21 FEET) WEST FROM THE NORTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE SOUTH 87°10'35" WEST 52.427 METERS (172.00 FEET) ALONG SAID MEANDER LINE; THENCE NORTH 21°43'34" WEST 9.289 METERS (30.47 FEET) TO THE SOUTHERLY BOUNDARY LINE OF LAKEWOOD SUBDIVISION, PLAT "E", AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 87°24'33" EAST 50.675 METERS (166.26 FEET) ALONG SAID BOUNDARY LINE TO THE SOUTHWESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF SAID EXPRESSWAY, WHICH POINT IS 33.004 METERS (108.28 FEET) PERPENDICULARLY DISTANT SOUTHWESTERLY FROM THE CENTERLINE OF SAID I-15, OPPOSITE ENGINEER STATION 3+910.938; THENCE SOUTH 31°50'54" EAST 9.815 METERS (32.20 FEET) ALONG SAID RIGHT OF WAY AND NO-ACCESS LINE TO THE POINT OF BEGINNING.

(NOTE: ROTATE ABOVE BEARINGS 0°05'27" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

Witness, the hand(s) of said Grantor(s), this 9 June 2021

[SIGNATURES ON FOLLOWING PAGE]

APNs: 21:051:0062
21:051:0026
21:054:0048

A.P.N.: 21:051:0062

Warranty Deed - continued

File No.: NCS-1061228-SLC1
(ami)

H-5 Ventures, LLC, a Utah limited liability company

Susan L Bast
Susan L. Bastian, Manager

Debbie S. Hamby
Debbie S. Hamby, Manager

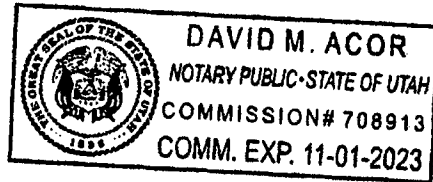
STATE OF Utah)
County of Utah) ss.

On this 9 day of June, 2021, before me, the undersigned Notary Public, personally appeared **Susan L. Bastian as Manager and Debbie S. Hamby as Manager of H-5 Ventures, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11-1-23

David M. Acor
Notary Public



A.P.N.: 21:051:0062

Warranty Deed - continued

File No.: NCS-1061228-SLC1
(ami)

BBRD, LC.,
a Utah limited liability company

By: ACCEL PROPERTY MANAGEMENT, LLC,
a Utah limited liability company

Its: Manager

Beverly Jean Black Davis

Beverly Jean Black Davis

STATE OF Utah)
County of Utah)ss.

On this 9 day of June, 2021, before me, the undersigned Notary Public, personally appeared **Beverly Jean Black Davis as Manager of ACCEL PROPERTY MANAGEMENT, LLC, a Utah limited liability company, the Manager of BBRD, LC., a Utah limited liability company,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11-1-23

David M. Acor

Notary Public

