

WHEN RECORDED MAIL TO:
BRHP JV I LLC
Holland & Hart LLP
Attn: Carl W. Barton, Esq.
222 South Main Street, Suite 2200
Salt Lake City, Utah 84101

13797004
10/13/2021 8:55:00 AM \$40.00
Book - 11253 Pg - 212-216
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 5 P.

Parcel ID No.: 07-20-400-010

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

PREMIER SOUTHERN PROPERTIES, LLC, a Utah limited liability company, whose address is 6028 S. Ridgeline Dr., #203, Ogden, UT 84405 ("Grantor") hereby conveys and warrants against all claiming by, through or under Grantor to BRHP JV I LLC, a Delaware limited liability company, whose address is c/o Hamilton Partners, 222 South Main Street, Suite 1760, Salt Lake City, Utah 84101 ("Grantee"), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah ("Property"), together with all rights and privileges appurtenant thereto (collectively, the "Appurtenances");

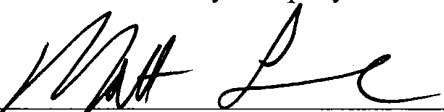
SEE LEGAL DESCRIPTION ON **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

Witness the hand of said Grantor, dated to be effective as of this 67 day of October, 2021.

GRANTOR:

PREMIER SOUTHERN PROPERTIES, LLC,
a Utah limited liability company

By: 
Name: Matthew Lowe
Its: Manager

[Acknowledgement Follows]

STATE OF Utah)
COUNTY OF Salt Lake) : ss.

On this 6 day of October, in the year 2021, before me, Danielle Elwood a notary public, personally appeared Matthew Lowe, as Manager of PREMIER SOUTHERN PROPERTIES, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he executed the same.

Witness my hand and official seal.



Danielle Elwood
NOTARY PUBLIC
Residing at: Salt Lake City, UT

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Real Property

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

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 00°03'15" WEST ALONG THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 20, 2049.44 FEET AND NORTH 89°46'45" WEST 200.01 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE SOUTH 00°03'11" WEST 513.11 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.13 FEET, AN ARC LENGTH OF 47.15 FEET, A DELTA ANGLE OF 89°39'25", A CHORD BEARING OF SOUTH 45°03'07" WEST, AND A CHORD LENGTH OF 42.49 FEET; THENCE SOUTH 89°59'45" WEST 1761.10 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 355.47 FEET, A DELTA ANGLE OF 45°15'34", A CHORD BEARING OF NORTH 67°22'28" WEST, AND A CHORD LENGTH OF 346.30 FEET; THENCE NORTH 44°44'41" WEST 176.48 FEET; THENCE NORTH 45°15'01" EAST 877.23 FEET; THENCE SOUTH 78°20'08" EAST 1646.53 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 07-20-400-010.

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Permitted Exceptions

1. Claim, right, title or interest to water or water rights whether or not shown by the public records.
2. Property taxes not yet due and payable.
3. Said property is included within the boundaries of Salt Lake City, and is subject to the charges and assessments thereof. (None now due and payable.)
4. Said property is included within the boundaries of Metropolitan Water District of Salt Lake and Sandy, and is subject to the charges and assessments thereof. (None now due and payable.)
5. Said property is included within the boundaries of Northwest Quadrant Community Reinvest Area 17 Inland Port Authority, and is subject to the charges and assessments thereof. (None now due and payable.)
6. Northwest Quadrant Community Reinvestment Area Plan recorded February 06, 2018 as Entry No. 12711238 in Book 10644 at Page 8459 of Official Records. (None now due and payable.)
7. Subject to the Terms and Conditions of A Notice of Boundary Adjustment between the Salt Lake city Mosquito Abatement District and the South Salt Lake Valley Mosquito Abatement District, dated February 22nd, 2018 complying with Section §17B-1-417, Utah Code Annotated, 1953, as amended recorded February 28, 2018 as Entry No. 12725035 in Book 10651 at Page 2563 of Official Records.

And Notice of Boundary Adjustment between the Salt Lake city Mosquito Abatement District and the Salt Lake City dated February 22nd, 2018 complying with Section §17B-1-417, Utah Code Annotated, 1953, as amended recorded April 23, 2018 as Entry No. 12758231 in Book 10667 at Page 4357 of Official Records.
8. Matters disclosed by that certain ALTA/NSPS Land Title Survey, dated April 27, 2021, and last updated October 4, 2021, prepared by Horrocks Engineers, as Job No. UT-LD-3392-21, certified by David McKinney, License No. 5251295, including, but not limited to the following: (1) existing gravel road located on the easterly portion of the Property, (2) existing fence line located on the westerly side of the gravel road located on the easterly portion of the Property, (3) existing 24" RCP(s), (4) existing culvert, and (5) canal and appurtenant facilities.

9. Right of Way and Easement Agreement, in favor of Brighton and North Point Irrigation Company, a Utah Non-Profit corporation, and to Northpoint Consolidated Irrigation Company, for waterway and waterlines and incidental rights and purposes, recorded October 30, 1996 as Entry No. 6493703 in Book 7523 at Page 2605 of Official Records.

10. Subject to the Terms and Conditions contained in that certain Consent and Waiver, given by Richard M. Morehouse, and Lynn D. Morehouse, as Grantors, in favor of State of Utah Division of Facilities Construction and Management, a division of the Department of Administrative Services, as Grantee, for the benefit of the subject land, as specified therein, the right of lawful use as a Prison (Correction Facility) and customary associated facilities and uses, and incidental rights and purposes thereunder, and the terms, covenants, conditions, easements and restrictions therein, recorded November 3, 2016 as Entry No. 12405136 in Book 10496 at Page 1571 of Official Records.