

Mail Recorded Deed and Tax Notice To:
Boyer Holbrook Residential, L.C., a Utah limited liability company
101 South 200 East #200
Salt Lake City, Utah 84111



File No.: 114562-JPF

WARRANTY DEED

HF Ranch LC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Boyer Holbrook Residential, L.C., a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58-005-0073 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 27th day of June, 2019.

HF Ranch LC, a Utah limited liability company

BY: Stephen Holbrook
Stephen Holbrook
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 27th day of June, 2019, personally appeared before me Stephen Holbrook, who acknowledged himself to be the Manager of HF Ranch LC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Stephen Holbrook
Notary Public

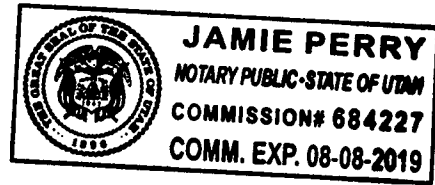


EXHIBIT A
Legal Description

A portion of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located South 89°57'58" West along the section line 1,713.66 feet and North 16.50 feet from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°57'58" West parallel with and 16.5 feet perpendicularly North of the section line 819.82 feet; thence North 00°05'20" West 76.51 feet; thence along the arc of a curve to the left with a radius of 532.00 feet a distance of 120.81 feet through a central angle of 13°00'40" Chord: North 06°35'40" West 120.55 feet; thence North 13°06'00" West 148.88 feet; thence along the arc of a curve to the right with a radius of 468.00 feet a distance of 108.43 feet through a central angle of 13°16'31" Chord: North 06°27'44" West 108.19 feet; thence North 00°10'31" East 42.35 feet; thence along the arc of a curve to the right having a radius of 491.00 feet a distance of 35.94 feet through a central angle of 04°11'39" Chord: North 02°16'06" East 35.93 feet; thence North 04°21'56" East 38.58 feet; thence along the arc of a curve to the left with a radius of 509.00 feet a distance of 37.26 feet through a central angle of 04°11'39" Chord: North 02°16'06" East 37.25 feet; thence North 00°10'17" East 25.15 feet; thence North 00°16'14" West 85.24 feet; thence North 03°52'36" West 49.98 feet; thence along the arc of a curve to the right having a radius of 491.00 feet a distance of 35.94 feet through a central angle of 04°11'39" Chord: North 01°55'33" West 35.93 feet; thence North 00°10'17" East 415.10 feet; thence North 04°19'20" East 57.15 feet; thence along the arc of a curve to the left having a radius of 511.89 feet a distance of 39.87 feet through a central angle of 04°27'47" Chord: North 02°07'51" East 39.86 feet to the 1/16th (40 acre) line; thence North 89°53'50" East along the 1/16th (40 acre) line 434.19 feet; thence South 18°27'02" East 1,382.15 feet to the point of beginning. (aka Portion of Plat D)