

MAIL TAX NOTICES TO:  
FIG TORREY RANCH, LLC  
3278 West 1150 South  
Provo, UT 84601

UW-12848

**SPECIAL WARRANTY DEED**

**FIG PROJECT DD, LLC, a Utah limited liability company**

Grantor,

hereby CONVEY and WARRANT against all claiming by, through or under to

**FIG TORREY RANCH, LLC, a Utah limited liability company**

Grantee,

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of Utah, to-wit

**See Attached Exhibit "A"**

**Together with 3.37 shares of Strawberry Water appurtenance to the property**

25-029-0061 , 25-029-0059, 25-029-0062

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this January 25, 2022

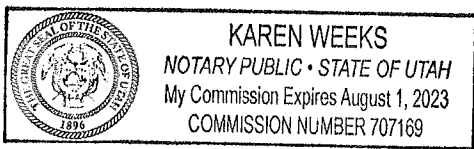
**FIG PROJECT DD, LLC**

  
\_\_\_\_\_  
By: Michael C. Miller, Manager

STATE OF UTAH                                    )  
  :ss  
COUNTY OF UTAH                            )

On January 25, 2022 , personally appeared before me, Michael C. Miller, Manager of FIG Project DD, LLC , the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public



## EXHIBIT "A"

UW-12848

**Parcel 1:**Phase II Phase 3A Boundary Description

Beginning at a point which lies North 01°38'09" West 11.37 feet along the section line and East 1328.48 feet from the Southwest corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 00°00'06" West 322.82 feet; thence North 00°18'43" East 58.54 feet; thence South 89°41'17" East 1.11 feet; thence Northeasterly 18.81 feet along the arc of a 12.00 foot radius curve to the right through a central angle of 89°47'16", the chord bears North 45°06'22" East 16.94 feet; thence East 305.08 feet; thence Southeasterly 18.85 feet along the arc of a 12.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 45°00'00" East 16.97 feet; thence South 76.66 feet; thence Southeasterly 117.81 feet along the arc of a 75.00 foot radius curve to the left through a central angle of 90°00'00", the chord bears South 45°00'00" East 106.07 feet; thence East 199.59 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00" the chord bears South 45°00'00" East 21.21 feet; thence South 169.91 feet; thence Southwesterly 62.50 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 89°31'53", the chord bears South 44°45'57" West 56.34 feet; thence South 89°31'53" West 580.43 feet to the point of beginning.

Phase II Parcel 3B Boundary Description

Beginning at a point which lies North 01°38'09" West 17.26 feet along the section line and East 2049.06 feet from the Southwest corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence Northwesterly 63.16 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 90°28'07", the chord bears North 45°14'03" West 56.80 feet; thence North 114.87 feet; thence 418.49 feet; thence South 151.78 feet; thence South 89°31'53" West 378.17 feet to the point of beginning.

Phase II Parcel 6 Boundary Description

Beginning at a point which lies North 01°38'09" West 316.15 feet along the Section line and East 1714.70 feet from the Southwest corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 205.92 feet; thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears North 45°00'00" East 35.36 feet; thence East 314.46 feet; thence Southeasterly 43.98 feet along the arc of a 28.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 45°00'00" East 39.60 feet; thence South 202.92 feet; thence Southwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 45°00'00" West 39.60 feet; thence West 311.46 feet; thence Northwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears North 45°00'00" West 39.60 feet to the point of beginning.