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8/26/2019 2:44:00 PM \$40.00
Book - 10820 Pg - 9369-9372
RASHELLE HOBBS
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:
Kirton McConkie, P.C.
50 East South Temple, Suite 400
Salt Lake City, Utah 84111
Attention: Robert C. Hyde

APN: A PORTION OF 26-27-226-002

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation ("*Grantor*"), with an address of 51 South Main Street, Suite 301, Salt Lake City, Utah, 84111, hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to OLYMPIA RANCH LLC, a Utah limited liability company ("*Grantee*"), with an address of 6150 South Redwood Road, Suite 150, Taylorsville, Utah 84123, all right, title, and interest in and to the real property and all improvements thereon located in Salt Lake County, State of Utah, more particularly described below (the "*Property*"):

SEE EXHIBIT A

TOGETHER WITH (i) all buildings, structures and improvements currently included thereon, and (ii) any and all easements, rights of way, and appurtenances running with or pertaining thereto; and

SUBJECT TO all (i) current taxes and assessments, (ii) zoning laws, rules and regulations, (iii) reservations, patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, (iii) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose, and (iv) all other rights of third parties enforceable at law or equity.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right (and shall not have the right) to use the Property or extract

minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right (nor shall Grantor have the right) to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

Dated as of the 19th day of August, 2019.

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: *Ashley Powell*
Name: Ashley Powell
Title: Chairman of the Board

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on August 19, 2019 by Ashley Powell, the Chairman of the Board of SUBURBAN LAND RESERVE, INC., a Utah corporation.

Marilyn F. Nielson
Notary Public



Exhibit A

(legal description)

SLR Agreement – Parcel A

Beginning at a point on the Southerly Right-of-Way Line of 11800 South Street, said point being South 00°01'02" West 66.96 feet along the section line from the Northeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian (said Northeast Corner of said Section 27 being North 89°59'04" West 2,647.96 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian); and running

thence South 00°01'02" West 1,808.43 feet;
thence North 30°07'21" West 68.33 feet;
thence North 89°58'56" West 5.68 feet;
thence North 00°01'04" East 1,724.34 feet;
thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the right (center bears South 89°58'56" East and the chord bears North 45°01'02" East 35.35 feet with a central angle of 89°59'56");
thence South 89°59'00" East 14.98 feet to the point of beginning.

Contains 70,824 Square Feet or 1.626 Acres

Cked by JJB 19 August 2019

SLR Agreement – Parcel B

Beginning at a point being South 00°01'02" West 1,875.39 feet along the section line from the Northeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian (said Northeast Corner of said Section 27 being North 89°59'04" West 2,647.96 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian); and running

thence South 00°01'02" West 216.90 feet;
thence South 79°49'24" West 40.64 feet;
thence North 00°01'04" East 283.18 feet;
thence South 89°58'56" East 5.68 feet;
thence South 30°07'21" East 68.33 feet to the point of beginning.

Contains 10,168 Square Feet or 0.233 Acres

Cked by JJB 19 August 2019

SLR Agreement – Parcel C

Beginning at a point being South 00°01'02" West 2,092.29 feet along the section line from the Northeast Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian (said Northeast Corner of said Section 27 being North 89°59'04" West 2,647.96 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian); and running

thence South 00°01'02" West 434.18 feet along the section line;
thence North 89°45'14" West 40.00 feet;
thence North 00°01'04" East 426.83 feet;
thence North 79°49'24" East 40.64 feet to the point of beginning.

Contains 17,219 Square Feet or 0.395 Acres

Cked by JJB 19 August 2019