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12/26/2019 04:53 PM \$40.00
Book - 10878 Pg - 1916-1923
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ELLIOTT F. CHRISTENSEN
8678 SUGARLOAF CIR
SANDY UT 84093
BY: MGP, DEPUTY - WI 8 P.

When Recorded Mail To:
Elliott F. Christensen
8678 Sugarloaf Cir.
Sandy, UT 84093

Warranty Deed

Brighton and North Point Irrigation Company, a Utah Corporation, Grantor, of Salt Lake County, Utah, hereby conveys and warrants against all claiming by, through or under Grantor to:

Brighton Canal Company, LLC, a Utah limited liability company, Grantee, whose address is 7145 Union Park Avenue, Midvale, Utah 84047, for the sum of:

TEN DOLLARS AND OITHER GOOD AND VALUABLE CONSIDERATION,

The following described parcel of land in Salt Lake County, State of Utah, to-wit:

See Exhibits 'A-1' thru 'A-7' Attached Hereto and By Reference to Made a Part Hereof

Tax Parcel Nos. 14-01-476-001, 15-08-276-006, 15-08-376-001, 15-17-126-001,
15-17-400-034, 15-21-276-012, 15-22-152-

Together with all improvements, mineral and water rights, and appurtenances thereunto belonging.

Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and his predecessors, subject to the matters above set forth.

WITNESS the hand of said Grantor, this 26th day of December, 2019.

Brighton and North Point Irrigation Company

Elliott F. Christensen

By: Elliott F. Christensen, President

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

On the 26th day of December, 2019, personally appeared before me, Elliott F. Christensen, the signer of the within instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public

My Commission Expires: *09-25-2021*

Residing at: *5829 80 STATE STREET*

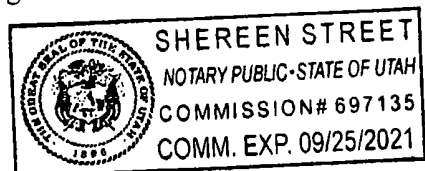


Exhibit 'A-1'



DocQuery

Parcel Number • 14-01-476-001-0000

Active Parcel Number

Acreage • 0.1500

Address • 4994 W 700 S • SALT LAKE CITY • 84104

Owner(s) of Record

BRIGHTON & NORTH POINT IRRIGATION COMPANY

Property Description For Taxation Purposes Only

BEG E 1536 FT FR S 1/4 COR OF SEC 1, T 1S, R 2W, S L M; W 51.34 FT; N 50° W 214.622 FT; N 43.079 FT; S 50° E 281.642 FT TO BEG. LESS STREET. 0.15 AC M OR L. 4923-149, 5024-487, 5715-1841 8289-2012

Exhibit A-2



DocQuery

Parcel Number • 15-08-276-006-0000

Active Parcel Number

Acreage • 0.3700

Address • 952 S 3200 W • SALT LAKE CITY • 84104

Owner(s) of Record

BRIGHTON AND NORTH POINT IRRIGATION COMPANY

Property Description For Taxation Purposes Only

BEG W'LY MOST COR LOT 5, HORIZON WEST INDUSTRIAL PARK #2 SUB; S 89°52'33" W 46.29 FT TO CEN OF BRIGHTON NORTH POINT CANAL; N 57°11'17" E ALG CEN OF SD CANAL 678.11 FT; S 0°08'38" E 29.7 FT TO N'LY MOST COR OF SD LOT 5; S 57°11'17" W 623.12 FT TO BEG. 5954-510, 512 5920-1991 8031-2764

Exhibit 'A-3'



DocQuery

Parcel Number • 15-08-376-001-0000

Active Parcel Number

Acreage • 1.3200

Address • 3650 W CALIFORNIA AVE • SALT LAKE CITY • 84104

Owner(s) of Record

BRIGHTON & NORTH POINT IRRIGATION COMPANY

Property Description For Taxation Purposes Only

LOT B, SORENSON TECHNOLOGY PARK PLAT 1. 7326-2399

Exhibit 'A-4'



DocQuery

Parcel Number • 15-17-126-001-0000

Active Parcel Number

Acreage • 1.3800

Address • 3665 W CALIFORNIA AVE • SALT LAKE CITY • 84104

Owner(s) of Record

BRIGHTON & NORTH POINT IRRIGATION COMPANY

Property Description For Taxation Purposes Only

LOT A, SORENSON TECHNOLOGY PARK PLAT 1. 7326-2399

Exhibit A-5



DocQuery

Parcel Number • 15-17-400-034-0000

Active Parcel Number

Acreage • 0.1000

Address • 3360 W 1820 S • SALT LAKE CITY • 84104

Owner(s) of Record

BRIGHTON AND NORTH POINT IRRIGATION COMPANY

Property Description For Taxation Purposes Only

BEG N 0°09'56" E 141.54 FT FR SE COR LOT 4A, CENTENNIAL INDUSTRIAL PARK PHASE II, AMENDED; N 0°09'56" E 18.48 FT; N 62°37'07" W 312.61 FT; S 0°09'56" W 11.35 FT, M OR L; S 61° 28'04" E 315.94 FT TO BEG. 4654-1399. 4973-1463 6247-2415 8031-2765

Exhibit A-6



DocQuery

Parcel Number • 15-21-276-012-0000

Active Parcel Number

Acreage • 0.3600

Address • 2408 W ORTON CIR • WEST VALLEY CITY • 84119

Owner(s) of Record

BRIGHTON AND NORTH POINT IRRIGATION COMPANY

Property Description For Taxation Purposes Only

BEG 1071.9 FT W & 561.6 FT N FR E 1/4 COR SEC 21, T1S, R1W, SLB & M; S 58°40'34" E 97.70 FT; S 0°09'56" W 146.07 FT; N 58°40'34" W 30 FT; S 54°57'58" W 12.70 FT; N 58°40'34" W 96.89 FT; N 14°30'26" E 142.74 FT TO BEG. 0.36 AC M OR L 4025-0344

Exhibit A-7

BRIGHTON AND NORTH POINT IRRIGATION COMPANY
DECKER LAKE BLVD DESCRIPTION
2017-10-19

Parcel No: 15-22-152-
East from Decker Lake Blvd.
(abt. 2400 So)

BEGINNING AT A POINT ON THE EASTERN R.O.W. OF DECKER LAKE BLVD. SAID POINT BEING WEST 492.04 FEET AND NORTH 52.29 FEET FROM THE CALCULATED WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 44°56'28" EAST 45.36 FEET FROM THE FOUND BRASS CAP STREET MONUMENT AT INTERSECTION OF DECKER LAKE BLVD. AND ORTON CIR (2390 SOUTH); THENCE RUNNING ALONG THE EASTERN R.O.W. LINE OF DECKER LAKE BLVD NORTH 10°11'37" EAST 50.59 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF RECORD OF SURVEY NO. S2004-12-1097, SALT LAKE COUNTY SURVEYOR; THENCE SOUTH 58°30'00" EAST 43.96 FEET, MORE OR LESS; THENCE SOUTH 72°17'00" EAST 63.02 FEET, MORE OR LESS; THENCE SOUTH 88°50'00" EAST 105.00 FEET, MORE OR LESS; THENCE NORTH 80°42'00" EAST 159.85 FEET, MORE OR LESS; THENCE NORTH 70°10'00" EAST 58.30 FEET, MORE OR LESS; THENCE 63°28'00" EAST 193.09 FEET, MORE OR LESS; THENCE NORTH 63°28'00" EAST 193.09 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF RECORD OF SURVEY NO. S1996-02-0101, SALT LAKE COUNTY SURVEYOR; THENCE 63°47'23" EAST 276.20 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF ENTRY 12312680, SALT LAKE COUNTY RECORDER; THENCE NORTH 63°44'12" EAST 202.13 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF ENTRY 11811044, SALT LAKE COUNTY RECORDER; THENCE NORTH 63°42'16" EAST 167.66 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF ENTRY 110322574, SALT LAKE COUNTY RECORDER; THENCE 63°41'34" EAST 223.45 FEET, MORE OR LESS TO THE NORTHWESTERN MOST CORNER OF RECORD OF SURVEY NO. S2017-08-0507, SALT LAKE COUNTY SURVEYOR; THENCE SOUTH 1°11'01" WEST 56.14 FEET, MORE OR LESS; THENCE SOUTH 64°50'12" WEST 90.70 FEET, MORE OR LESS; THENCE SOUTH 64°09'26" WEST 335.01 FEET, MORE OR LESS; THENCE SOUTH 63°58'40" WEST 256.24 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF RECORD OF SURVEY NO. S1999-02-0179, SALT LAKE COUNTY SURVEYOR; THENCE SOUTH 63°28'00" WEST 256.00 FEET, MORE OR LESS; THENCE SOUTH 63°27'59" WEST 102.00 FEET, MORE OR LESS; THENCE SOUTH 70°10'00" WEST 69.05 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF RECORD OF SURVEY NO. S1999-05-0347, SALT LAKE COUNTY SURVEYOR; THENCE SOUTH 80°59'45" WEST 167.11 FEET, MORE OR LESS; THENCE NORTH 88°39'17" WEST 114.20 FEET, MORE OR LESS; THENCE NORTH 72°06'17" WEST 78.55 FEET, MORE OR LESS; THENCE NORTH 58°19'17" WEST 26.13 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 68,592.56 FEET OR 1.575 ACRES