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**RASHELLE HOBBS**  
RECODER, SALT LAKE COUNTY, UTAH  
AXE LLC  
47 WEST 1350 NORTH  
AMERICAN FORK, UT 84003  
BY: GGA, DEPUTY - MA 4 P.

RECORDING REQUESTED BY:  
Axe, LLC  
47 West 1350 North  
American Fork, Utah 84003

AFTER RECORDING RETURN TO:  
Axe, LLC  
47 West 1350 North  
American Fork, Utah 84003

## **WARRANTY DEED**

**AXYS INC.**, a Utah corporation, of Salt Lake City, Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS to

**AXE, LLC**, a Utah limited liability company, Grantee, of American Fork, Utah County, State of Utah, 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, to-wit:

**Parcel 1: (33-02-152-005)**

Beginning at a point on the fence line, said point being North 478.93 feet and East 946.90 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 22°16'00" East 253.07 feet; thence South 80°42'20" East 172.01 feet; thence South 22°16'00" West 266.68 feet to a point on a fence line; thence along said fence line North 76°13'00" West 169.47 feet to the point of beginning.

**Parcel 1A:**

Together with a two (2) rod wide right-of-way for ingress and egress described as follows: Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" West 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

**Parcel 2: (33-02-176-018)**

Beginning at a point which is North 438.56 feet and thence East 1111.49 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; said point being on a fence line and running thence along said fence line South 76°13'00" East 1060.45 feet; thence North 21°30'00" East 267.72 feet; thence North 76°18'00" West 1057.06 feet to a point on a fence line; thence along said fence line South 22°16'00" West 266.68 feet to the point of beginning.

**Parcel 2A:**

Together with a non-exclusive two (2) rod wide right-of-way for ingress and egress and incidental purposes more particularly described as follows: Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" West 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

**Parcel 3: (33-02-152-024)**

Beginning North 00°00'44" West 630.43 feet along the Section line and East 496.95 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 50°00'00" East 230.18 feet; thence North 68°30'00" East 154.27 feet; thence South 27°07'13" West 27.04 feet; thence South 51°31'00" East 51.13 feet; thence South 80°42'20" East 379.74 feet; thence South 76°18'00" East 1062.85 feet; thence South 21°30'00" West 33.31 feet; thence North 76°18'00" West 1057.06 feet; thence North 80°42'20" West 172.01 feet; thence South 22°16'00" West 207.50 feet; thence North 76°50'00" West 479.97 feet to the point of beginning.

**Parcel 3A:**

Together with and subject to a two (2) rod wide right-of-way for ingress and egress described as follows: Beginning at a point on a fence line on the East side of a dirt road, said point being North 873.84 feet and East 799.53 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 27°07'13" West 80.89 feet; thence South 51°31'00" East 86.75 feet; thence South 80°42'20" East 387.06 feet; thence South 76°18'00" East 1057.06 feet; thence North 21°30'00" East 33.31 feet; thence North 76°18'00" West 1062.85 feet; thence North 80°42'20" West 379.74 feet; thence North 51°31'00" West 51.13 feet; thence North 27°07'13" East 124.37 feet; thence South 52°12'00" West 77.85 feet to the point of beginning.

**Parcel 3B:**

Also together with and subject to a right-of-way for ingress and egress described as follows: Beginning at a point which is North 608.59 feet; thence East 418.36 feet; thence North 48°48'06" East 246.06 feet and North 62°54'00" East 86.44 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian; said point of beginning being the P.C. of a curve, (radius point bears South 27°46'00" East 76.52 feet; delta = 65°25'00"); thence running Easterly along the arc of said curve 87.36 feet to the South line of an existing 33.00 foot right-of-way; thence North 27°07'13" East 80.89 feet; thence South 52°12'00" West 13.75 feet; thence South 62°54'00" West 72.42 feet to the point of beginning.

**Parcel 4: (33-02-152-015)**

Beginning at the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 316.3 feet to canal; thence Northerly along canal to South line of Lot 4; thence East 50 feet; thence South 05° West 347.82 feet; thence South 23°40' West 124.08 feet; thence South 68°30' West 216.48 feet; thence South 50° West 306.44 feet; thence South 76°50' East 231.0 feet; thence South 44° West 320.44 feet; thence South 75°35' East to a point 130.78 feet North from the centerline of said Section 2; thence South 130.78 feet; thence West to the beginning.

Less and Excepting: Beginning at a point on the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence East 1095.48 feet; thence North 130.78 feet; thence North 75°35' West to the East line of canal; thence Southwesterly along said canal to a point North 316.3 feet from the point of beginning; thence South 316.3 feet to the point of beginning.

Parcel 4A:

Together with a 30 foot right of way along the existing road running Northeasterly from 1300 West Street across the Northwest corner approximately parallel to the canal bank of the property described in the Less and Excepting property described above.

Less and Excepting: beginning at a point on a fence line that is North 75°10'00" West 725.28 feet along said fence line from a fence corner that is South 89°50'42" East 1095.48 feet and North 00°00'18" East 121.18 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing is Northwest corner South 00°08'18" West 2840.47 to West quarter corner of said Section 2) and running thence North 75°10'00" West 300.37 feet along the extension of said fence line to the Northerly side of a 50.00 foot road; thence North 56°32'00" East 92.38 feet along said Northerly side; thence 109.99 feet along the arc of a 767.00 foot radius curve to the left (center bears North 33°28'00" West and long chord bears North 52°25'30" East 109.00 feet) along said Northerly side; thence North 48°19'00" East 148.49 feet to an extension of a fence line along said Northerly side; thence South 75°21'00" East 246.78 feet to and along said fence line to a fence line; thence South 44°00'00" West 319.55 feet along said fence line to the point of beginning.

Parcel 4B:

Together with a 30.00 foot right of way along the existing road running from the above parcel Southwesterly to 1300 West Street.

Subject to the following described parcel which is to be Deeded to Riverton City as a road way; beginning at a point on a fence line that is North 75°10'00" West 958.68 feet along said fence line from a fence corner that is South 89°50'42" East 1095.48 feet and North 00°08'18" East 121.18 feet from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing is Northwest corner South 00°09'18" West 2649.47 to West quarter corner of said Section 2) and running thence North 75°10'00" West 66.97 feet along the extension of said fence line; thence North 56°32'00" East 92.38 feet; thence 109.99 feet along the arc of a 767.00 foot radius curve to the left; (center bears North 33°28'00" West and long chord bears North 52°25'30" East 109.90 feet); thence North 48°19'00" East 146.49 feet to an extension of a fence line; thence South 75°21'00" East 60.08 feet to and along said fence line; thence 117.16 feet along the arc of a 817.00 foot radius curve to the right (center bears North 41°41'00" West and long chord bears South 52°25'30" West 117.06 feet); thence South 56°32'00" West 47.83 feet to the point of beginning.

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements, and rights of way of record.

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WITNESS the hand of said Grantor, this 2<sup>nd</sup> day of July, 2021.

**Axys Inc.**

By: Aaron M. Hynes  
Its: Director and Chief Executive Officer

STATE OF UTAH )  
COUNTY OF Utah ) SS.  
 )

On this date, July 2<sup>nd</sup>, 2021, personally appeared before me, a notary public, Aaron M. Hymas, Director and Chief Executive Officer of Axys Inc., personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he executed the same.

My commission expires: 2/11/23

Karen Dae  
Notary Public

