

When recorded mail to (Tax Mailing Address):
TFC Porter Rockwell, LLC
6770 S. 900 East, #102
Midvale, UT 84047
MTC File No. 272718

13836192
11/30/2021 4:46:00 PM \$40.00
Book - 11276 Pg - 2500-2502
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

Kenneth S. Olson as to an undivided 30% interest;
Mac8, LLC, a Utah limited liability company as to an undivided 30% interest;
S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26% interest; and
GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14% interest, GRANTORS
for good and valuable consideration, hereby CONVEY and WARRANT against all who claim
by, through, or under the grantor to


TFC Porter Rockwell, LLC, a Utah limited liability company,
as GRANTEE, the following described real property situated in Salt Lake County, State of Utah,
to-wit:

See attached Exhibit "A"

Part of Tax Parcel No. 33-22-126-005

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 29 day of November, 2021.



Kenneth S. Olson

S.A. McDougal, LLC



Gary W. McDougal, Manager

GKM Family, L.L.C.



Gary W. McDougal, Manager


Mac8, LLC, a Utah limited liability company



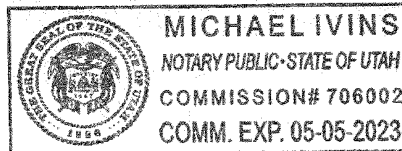
Gary W. McDougal, Manager

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

The foregoing instrument was acknowledged before me this 29 day of November, 2021 by Kenneth S. Olson.



Notary Public

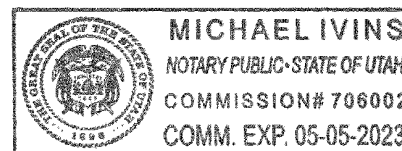


STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 29 day of November, 2021 by Gary W. McDougal the manager of S.A. McDougal, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public

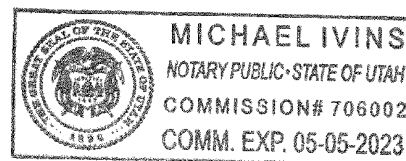


STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 29 day of November, 2021 by Gary W. McDougal the manager of GKM Family, L.L.C., a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public



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

The foregoing instrument was acknowledged before me this 29 day of November, 2021 by Gary W. McDougal, the Manager of Mac8, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public

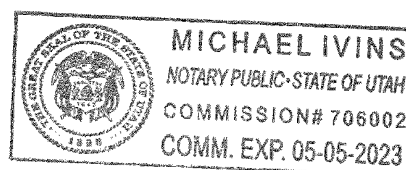


Exhibit "A"

Beginning at a point on the southerly line of Wood Hollow Ranchettes, said point being North 89°58'43" West 641.49 feet along the section line from the North Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running thence South 412.98 feet to a point on that real property described in Deed Book 10059 Page 6604 (Parcel 1) of the official records of Salt Lake County; thence along said deed the following (2) two courses: 1) South 86°17'16" West 79.34 feet; thence southwesterly 203.51 feet along the arc of a 1,260.00 foot radius curve to the left, chord bears: South 81°39'38" West 203.29 feet; thence South 77°02'01" West 116.89 feet to the easterly right-of-way line of Redwood (SR-68) Road; thence North 60°11'54" West 23.00 feet; thence North 19°39'59" West 117.65 feet; thence South 70°20'01" West 6.97 feet; thence North 19°40'48" West 376.15 feet to a point on said section line; thence South 89°58'43" East 587.02 feet along the section line to the point of beginning.

(Being the Proposed Porter Rockwell Commercial Subdivision. Contains 5.099 acres)

Part of Tax Parcel No. 33-22-126-005