

When recorded mail to (Tax Mailing Address):

Grantees
c/o Gary W. McDougal
11576 S. State Street, #102B
Draper, UT 84020
MTC File No. 315120

SPECIAL WARRANTY DEED

Liberty Ventures, LC, a Utah limited liability company as to an undivided 60% interest; S.A. McDougal, LLC, as to an undivided 26% interest; and GKM Family, L.L.C., 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

Liberty Ventures, LC, a Utah limited liability company as to an undivided 60% interest;
S.A. McDougal, LLC, as to an undivided 26% interest; and
GKM Family, L.L.C., as to an undivided 14% interest

as GRANTEES, the following described real property situated in Salt Lake County, State of Utah, to-wit:


See attached Exhibit "A"

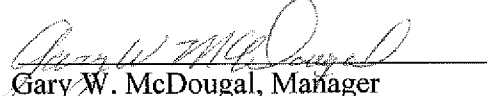
Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

**The purpose of this Deed is to combine the following tax parcels:
33-22-126-005 and 33-22-176-003 and 33-22-251-007**

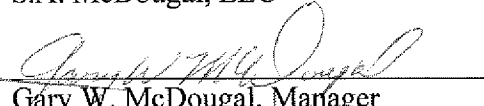
In witness whereof, the grantors have executed this instrument this 29 day of December, 2021.

Liberty Ventures, LC, a Utah limited
liability company

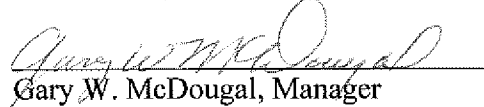

Kenneth S. Olson, Manager


Gary W. McDougal, Manager

S.A. McDougal, LLC



Gary W. McDougal, Manager

GKM Family, L.L.C.

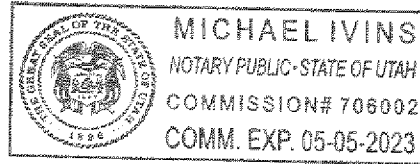

Gary W. McDougal, Manager

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

The foregoing instrument was acknowledged before me this 29 day of December, 2021 by, Kenneth S. Olson, as Manager of Liberty Ventures, LC, 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 December, 2021 by, Gary W. McDougal, as Manager of Liberty Ventures, LC, a Utah limited liability company, S.A. McDougal, LLC, a Utah limited liability company, and GKM Family, L.L.C., a Utah limited liability company who duly acknowledged to me that it was executed by authority.



Notary Public

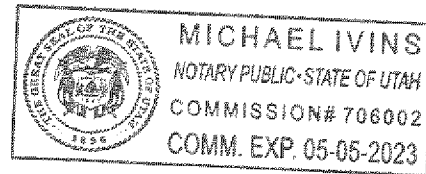


Exhibit "A"

PARCEL 1:

BEG SW COR OF LOT 1, WOOD HOLLOW RANCHETTES (SD PT BEING N 89°41'50" E 1418.43 FT FR THE SW COR OF SEC 15, T4S, R1W, SLM); N 89°41'50" E 1228.52 FT TO S 1/4 COR OF SD SEC 15; S 89°58'25" E 8.12 FT; S 3°09' E 288.39 FT; SW'LY ALG A 469 FT RADIUS CURVE TO THE R 58.12 FT (CHD S 0°24'01" W 58.08 FT); SW'LY ALG A 719.18 FT RADIUS CURVE TO THE R 104.18 FT; S 12°30'16" W 43.30 FT; N 86°32'31" E 675.41 FT; S 17°30' W 76.19 FT M OR L; S 72°30' E 155 FT M OR L TO CANAL; NE'LY ALG CANAL 442 FT M OR L; S 17°30'41" W 168.67 FT M OR L; S 55°02'19" W 40.93 FT; S 54°45'47" W 65.58 FT; S 0°14'07" E 223 FT M OR L; W 119 FT; S 40 FT M OR L; S 20° E 85 FT; S 6°30' E 150 FT; S 76°13'16" W 35.25 FT; S 13°46'44" E 351.90 FT; S 89°58'33" E 336.94 FT; NW'LY ALG A 250 FT RADIUS CURVE TO THE L 97.58 FT (CHD N 31°01'40" W 96.96 FT); N 42°12'35" W 177.96 FT; NW'LY ALG A 150 FT RADIUS CURVE TO THE L 94.47 FT (CHD N 60°15'08" W 92.92 FT); N 0°14'07" E 443.56 FT; N 50°54'51" E 72.82 FT; NE'LY ALG A 300 FT RADIUS CURVE TO THE R 76.57 FT (CHD N 58°13'35" E 76.37 FT); N 65°32'19" E 79.52 FT; N 20°05'22" E 130.31 FT; NE'LY ALG A 1250 FT RADIUS CURVE TO THE L 60.08 FT M OR L; N 66°27'42" E 19.86 FT; NE'LY ALG A 1250 FT RADIUS CURVE TO THE L 132.05 FT (CHD N 63°26'07" E 131.99 FT); N 11°24'17" E 33.22 FT; S 75°41'18" E 41.23 FT; N 15°26'22" E 112.94 FT; NE'LY ALG A 399.50 FT RADIUS CURVE TO THE L 75.46 FT (CHD N 10°01'43" E 75.35 FT); SW'LY ALG A 1130 FT RADIUS CURVE TO THE R 264.87 FT (CHD S 57°59'12" W 264.27 FT); N 20°05'22" E 65.15 FT M OR L; N 13°57'41" W 140.45 FT TO SEC LINE; S 89°58'25" E (ALG SEC LINE) 262.31 FT M OR L TO RAILROAD; SW'LY ALG RAILROAD 556.41 FT M OR L; N 42°05'11" W 57.62 FT; S 20°19'56" E 19.20 FT; S 1°56'34" E 219.78 FT TO RAILROAD; SW'LY ALG RAILROAD 569.48 FT M OR L TO A PT ON THE S LINE OF THE SE 1/4 OF NE 1/4 OF SEC 22, T4S, R1W, SLM; W 1399.21 FT M OR L TO A PT ON THE CEN OF SEC LINE OF SEC 22, T4S, R1W, SLM; S 0°18'34" E 889.88 FT M OR L; S 70°36'07" W 282.64 FT; S 89°41'26" W 147.74 FT M OR L; N 19°42'40" W 699.27 FT M OR L ALG REDWOOD RD; N 70°34'17" E 8 FT; N 19°25'43" W 348.12 FT; N 73°21'14" E 122.54 FT; N 52°37'49" E 282.83 FT; N 60°02'16" E 170.70 FT; N 28°18'19" W 237.19 FT; S 56°58'15" W 218.28 FT; S 19°24'54" E 14.39 FT; S 62°36'58" W 71.14 FT; S 42°55'40" W 152.32 FT; S 54°38'34" W 56.85 FT; S 66°21'28" W 58.63 FT TO REDWOOD RD. N 19°25'43" W 123.76 FT M OR L; N 70°35'06" E 108.33 FT; N 19°24'54" W 213.50 FT; S 70°35'16" W 101.73 FT; N 19°24'54" W 253.88 FT M OR L; N 77°17'16" E 117.71 FT; NE'LY ALG A 1140 FT RADIUS CURVE TO THE R 184.13 FT (CHD N 81°54'54" E 183.93 FT); N 86°32'31" E 654 FT; N 12°30'16" E 59.82 FT; N'LY ALG A 661.43 FT RADIUS CURVE TO THE L 2.59 FT (CHD N 12°23'33" E 2.59 FT); NE'LY ALG A 661.43 FT RADIUS CURVE TO THE L 61.62 FT (CHD N 9°36'42" E 61.59 FT); S 86°32'31" W 685.08 FT; SW'LY ALG A 1260 FT RADIUS CURVE TO THE L 203.51 FT (CHD S 81°54'54" W 203.29 FT); S 77°17'16" W 131.60 FT; N 19°24'54" W 136.86 FT M OR L; S 70°35'06" 6.77 FT TO REDWOOD RD; N 20°07'36" W 372.70 FT M OR L TO BEG. LESS BEG N 89°43'43" W 1009.10 FT & S 606.25 FT FR N 1/4 COR OF SEC 22, T4S, R1W, SLM; N 19°00'34" W 15.60 FT; N 77°17'08" E 14.81 FT; S 27°29'22" W 20.30 FT TO BEG. ALSO LESS BEG N 89°43'43" W 1058.58 FT & S 462.85 FT FR SD N 1/4 COR OF SEC 22; S 59°56'52" E 22.83 FT; S 77°17'08" W 15.05 FT; N 19°00'34" W 15.59 FT TO BEG. ALSO LESS THE UTAH LAKE DISTRIBUTION CANAL; THE UTAH & SALT LAKE CANAL; THE SOUTH JORDAN CANAL & ANY PORTION LYING WITHIN THE D&RGW RAILROAD.

ALSO, LESS THE FOLLOWING:

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.

(Proposed legal description of Porter Rockwell Commercial Subdivision)

Tax Parcel No. 33-22-166-005

PARCEL 2:

BEG S 00°18'34" E 2328.75 FT & N 89°40'37" W 266.60 FT FR N 1/4 COR OF SEC 22, T4S, R1W, SLM; N 89°40'37" W 147.74; S 19°23'53" E 50 FT M OR L; N 70°36'07" E 140.07 FT TO BEG.

Tax Parcel No. 33-22-176-003

PARCEL 3:

BEG N 3038.15 FT FR S 1/4 SEC 22, T4S, R1W, SLM; N 168.47 FT; SE'LY ALG 460 FT RADIUS CURVE TO L, 35.27 FT (CHD S 17°12'06" E); S 19°23'53" E 104.17 FT; SE'LY ALG 30 FT RADIUS CURVE TO L, 21.23 FT (CHD S 39°40'08" E); S 70°36'07" W 61.80 FT TO BEG.

Tax Parcel No. 33-22-251-007

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33-22-126-005 and 33-22-176-003 and 33-22-251-007**