

14058199 B: 11393 P: 9074 Total Pages: 3
12/30/2022 02:05 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN STSALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:
DAI Rosecrest, LLC, a Utah limited liability company
14034 South 145 East, Suite 204
Draper, Utah 84020
File Number: 2271860MT-4

SPECIAL WARRANTY DEED

Blue Fern Farms, LLC, a Utah limited liability company

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

DAI Rosecrest, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: 33-17-100-022

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 29 day of December, 2022.

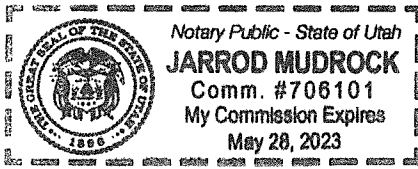
Blue Fern Farms, LLC, a Utah limited liability company

Deborah K. Judd
By Deborah K. Judd
Its Manager

STATE OF: Utah

COUNTY OF: Salt Lake

On this 29 day of December 2022, personally before me appeared Deborah K. Judd who proven on the basis of satisfactory evidence is the Manager of Blue Fern Farms, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Jarrod Mudrock
Notary Public

Commission Expires: 5-28-2023

EXHIBIT A

Parcel 1: LAND SWAP DESCRIPTION #2

A part of Government Lot 5 of Section 17, Township 4 South, Range 1 West, Salt Lake Base & Meridian, Herriman City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point on the northerly line of Government Lot 5 of Section 17, T4S, R1W, SLB&M, said point located S00°31'33"W 1,337.00 feet along the 1/4 Section line and S89°06'39"W 577.16 feet along said northerly line from the North 1/4 Corner of said Section 17; running thence S37°47'47"W 205.60 feet; thence N52°12'13"W 256.76 feet to said northerly line of Government Lot 5; thence along said northerly line N89°06'39"E 328.93 feet to the point of beginning.

Parcel 2: LAND SWAP DESCRIPTION #7

A part of Government Lot 5 of Section 17, Township 4 South, Range 1 West, Salt Lake Base & Meridian, Herriman City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located S00°31'33"W 1,766.09 feet along the 1/4 Section line and N89°28'27"W 851.38 feet from the North 1/4 Corner of Section 17, T4S, R1W, SLB&M; thence S89°07'29"W 442.34 feet to the westerly line of Government Lot 5 of said Section 17; thence along said westerly line N00°11'39"W 236.87 feet; thence S61°06'04"E 361.92 feet; thence along the arc of a curve to the left with a radius of 749.00 feet a distance of 137.98 feet through a central angle of 10°33'18" Chord: S66°22'43"E 137.79 feet to the point of beginning.

Parcel 2A:

Together with and Subject to a right of way being 25 feet on each side of the following described centerline; commencing at a point 53.334 rods North for the West Quarter corner and running East 160 rods.

For Informational Purposes: TAX ID NO. 33-17-100-022