



MAIL TAX NOTICE TO GRANTEE:  
Blue Fern Farms, LLC, a Utah limited liability company  
102 W. Winchester St. #101  
Murray, Utah 84107  
File Number: 2271860MT-6

14058200 B: 11393 P: 9077 Total Pages: 2  
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 ST SALT LAKE CITY, UT 841111919

### SPECIAL WARRANTY DEED

**DAI Rosecrest, 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

**Blue Fern Farms, LLC, a Utah limited liability company,** GRANTEE

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

See Exhibit A

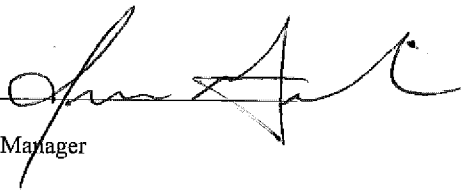
TAX ID NUMBER FOR PROPERTY: 33-18-400-006

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.

DAI Rosecrest, LLC, a Utah limited liability company

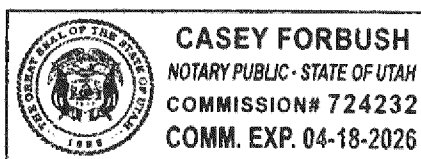
By: DAI Managers, LLC, a Utah limited liability company

By:   
Its: Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 29<sup>th</sup> day of December 2022, personally before me appeared Jim Giles, who proven on the basis of satisfactory evidence is the Manager of DAI Managers, LLC, a Utah limited liability company, which entity is the Manager of DAI Rosecrest, 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.




  
Notary Public  
Commission Expires: 4/18/2026

EXHIBIT A

**Parcel 1: LAND SWAP DESCRIPTION #5**

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 1,750.62 feet along the 1/4 Section line and N89°28'27"W 218.76 feet from the North 1/4 Corner of Section 17, T4S, R1W, SLB&M; running thence S38°09'58"W 123.44 feet; thence N55°24'21"W 1.33 feet; thence along the arc of a curve to the left with a radius of 276.50 feet a distance of 149.92 feet through a central angle of 31°03'58" Chord: N70°56'20"W 148.09 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 20.00 feet a distance of 31.28 feet through a central angle of 89°36'16" Chord: N41°40'11"W 28.19 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 272.00 feet a distance of 23.42 feet through a central angle of 04°56'01" Chord: N05°35'57"E 23.41 feet; thence N89°07'29"E 233.83 feet to the point of beginning.

Parcel 1A:

Together with and Subject to a right of way over the East 50 feet of the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

**Parcel 2: LAND SWAP DESCRIPTION #6**

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 1,758.56 feet along the 1/4 Section line and N89°28'27"W 543.32 feet from the North 1/4 Corner of Section 17, T4S, R1W, SLB&M; thence Southerly along the arc of a non-tangent curve to the left having a radius of 362.00 feet (radius bears: S84°10'08"E) a distance of 16.15 feet through a central angle of 02°33'23" Chord: S04°33'10"W 16.15 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 20.00 feet a distance of 28.86 feet through a central angle of 82°40'09" Chord: S44°36'33"W 26.42 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 742.58 feet (radius bears: N04°03'40"W) a distance of 225.59 feet through a central angle of 17°24'21" Chord: N85°21'30"W 224.72 feet; thence N81°25'26"W 51.25 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 749.00 feet a distance of 14.30 feet through a central angle of 01°05'39" Chord: N72°12'11"W 14.30 feet; thence N89°07'29"E 308.15 feet to the point of beginning.

Parcel 2A:

Together with and Subject to a right of way over the East 50 feet of the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

For Informational Purposes: TAX ID NO. 33-18-400-006