

When recorded mail tax notice to:
2700 North Development Partners, LLC
12527 Wildflower Lane
Highland, Utah 84003

SPECIAL WARRANTY DEED

2700 North Development Partners, LLC, a Utah Limited Liability Company,

Grantor(s), of Utah County, Utah, for the sum of \$10.00, and other valuable consideration, hereby CONVEY(S) AND WARRANT(S) AS TO THE ACTS OF GRANTOR(S) ONLY to:

2700 North Development Partners, LLC, a Utah Limited Liability Company, as to an undivided 93.11% interest and


Blackhawk Partners, LLC, a Utah Limited Liability Company, as to an undivided 6.89% interest,

Grantee(s), whose address is 12527 Wildflower Lane, Highland, Utah 84003, the following described tract of land situated in Utah County, State of Utah:

See Exhibit "A" Attached Hereto

SUBJECT TO easements, rights of way, restrictions, and reservations of record whether they be enforceable at law or in equity and property taxes for the current year.

WITNESS the hand of said grantors this 4 day of January 2022.


Austin K. Pritchett, Member Manager

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 4th day of January 2022, personally appeared Austin Pritchett, as Member Manager of 2700 North Development Partners, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in their authorized capacities, and that by their signatures on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.


NOTARY SIGNATURE

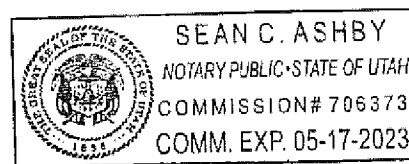


Exhibit A

Parcel 1:

Commencing North 141.19 feet and West 290.18 feet from the East Quarter corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base & Meridian and running thence South 87° 30' 0" East 168.02 feet; thence along a 1449 foot radius curve to the Left, (Chord Bears: South 12° 0' 41" East 137.87 feet); thence South 88° 22' 0" West 194.05 feet; thence North 1° 0' 0" W 147.74 feet to the point of beginning.

Tax Serial Number 26:050:0036

Parcel 2:

Commencing North 150.94 feet and West 538.98 feet from the East Quarter corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base & Meridian and running thence South 87° 30' 0" East 205 feet; thence South 01° 0' 0" East 149.51 feet; thence South 88° 40' 0" West 271.79 feet; thence North 21° 19' 17" East 176.86 feet to the point of beginning.

Tax Serial Number 26:050:0038

Parcel 3:

Commencing North 143.11 feet & West 334.21 feet from the East Quarter corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 87° 30' 0" East 44.08 feet; thence South 1° 0' 0" East 286.87 feet; thence South 85° 14' 4" West 44.09 feet; thence North 1° 0' 0" West 292.46 feet to the point of beginning.

Tax Serial No. 26:051:0092

Parcel 4:

Commencing South 6.53 feet and West 287.6 feet from the East Quarter corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian and running thence North 88° 21' 59" East 194.05 feet; thence along a 1506.13 foot radius curve to the Left, (Chord Bears: South 16° 46' 20" East 102.86 feet); thence South 19° 22' 19" East 28.55 feet; thence South 85° 14' 4" West 231.49 feet; thence North 1° 0' 1" West 139.14 feet to the point of beginning.

Tax Serial Number 26:051:0093

Parcel 5:

Commencing South 15.55 feet and West 603.96 feet from the East Quarter corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian and running thence North 88° 22' 0" East 272.5 feet; thence South 1° 0' 0" East 141.54 feet; thence South 85° 14' 4" West 298.95 feet; thence South 22° 30' 0" West 176.67 feet; thence South 82° 13' 29" West 37.25 feet; thence North 21° 19' 17" East 350.86 feet to the point of beginning.

Tax Serial Number 26:051:0094

Parcel 6:

A strip of land located in the Southwest Quarter of Section 8, Township 8 South, Range 3 East, consisting of an old railroad right of way; commencing approximately 20.10 chains North of the Southwest corner of Section 8, Township 8 South, Range 3 East, Salt Lake Base and Meridian: thence North 55° 18' East 1800 feet; thence South 34° 12' East 17 feet; thence North 55° 18' East 320 feet; thence North 34° 12' West 134 feet; thence South 55° 18' West 320 feet; thence South 34° 12' East 17 feet; thence South 55° 18' West 1800 feet more or less; thence South 100 feet, more or less to the point of beginning.

LESS AND EXCEPTING that property previously conveyed in that certain warranty deed recorded September 24, 2013 as Entry No. 90707:2013 of the official records, described as follows:

A portion of the Northeast and Southeast Quarters of Section 7 and the Northwest and Southwest and Northwest Quarters of Section 8, Township 8 South, Range 3 East, Salt Lake Base and Meridian, described as follows: Beginning at a point located N0°17' 38"W along the Section Line 129.49 feet and West 21.49 feet from the East 1/4 Corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian (Basis of bearing: S0°18'06"E along the Section Line from the Northeast Corner to the East 1/4 Corner of Section 18, T8S, R3E, SLB&M); thence southeasterly along the arc of a 1351.00 foot radius non-tangent curve to the left (radius bears: N79°50'49"E) 244.16 feet through a central angle of 10°21'17" (chord: S15°19'49"E 243.83 feet); thence along the arc of a 1449.00 foot radius curve to the right 501.88 feet through a central angle of 19°50'42" (chord: S10°35'07"E 499.38 feet); thence along the arc of a 8049.00 foot radius curve to the right 522.53 feet through a central angle of 3°43' 11" (chord: S1°11' 50"W 522.44 feet); thence S3°03'25"W 149.70 feet to the south line of that real property described in Deed Entry No. 85984:1997 in the official records of Utah County; thence S55°18'00"W along said real property 123.95 feet; thence N3°03'25"E 105.18 feet; thence S89°52'22"E 49.06 feet; thence N3°03'25"E 117.92 feet; thence along the arc of a 8000.00 foot radius curve to the left 519.35 feet through a central angle of 3°43'11" (chord: N1°11'50"E 519.26 feet); thence along the arc of a 1400.00 foot radius curve to the left 363.88 feet through a central angle of 14°53'30" (chord: N8°06'31"W 362.85 feet); thence S82°12'55"W 49.47 feet; thence northwesterly along the arc of a 1351.00 foot radius curve to the left (radius bears: S74°09'43"W) 110.11 feet through a central angle of 4°40'11" (chord: N18°10'22"W 110.08 feet); thence along the arc of a 1449.00 foot radius curve to the right 283.84 feet through a central angle of 11°13'24" (chord: N14°53'46"W 283.38 feet) to the south line of that real property described in Deed Entry No. 134911:2008 in the official records of Utah County; thence S87°30'00"E along said real property 100.27 feet to the point of beginning

Also, Less and Excepting a portion of the Northeast and Southeast Quarters of Section 7 and the Northwest and Southwest and Northwest Quarters of Section 8, Township 8 South, Range 3 East, Salt Lake Base and Meridian, described as follows: Beginning at a point located S0°18'18"E along the Section Line 237.89 feet and East 32.61 feet from the East 1/4 Corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian (Basis of bearing: S0°18'06"E along the Section Line from the Northeast Corner to the East 1/4 Corner of Section 18, T8S, R3E, SLB&M); thence southeasterly along the arc of a 1400.00 foot radius non-tangent curve to the right (radius bears: S74°26'44"W) 363.88 feet through a central angle of 14°53'30" (chord: S8°06'31"E 362.85 feet); thence along the arc of a 8000.00 foot radius curve to the right 519.35 feet through a central angle of 3°43'11" (chord: S1° 11' 50"W 519.26 feet); thence S3°03'25"W 117.92 feet; thence N89°52'22"W 49.06 feet; thence N3°03' 25"E 120.43 feet; thence along the arc of a 7951.00 foot radius curve to the left 516.17 feet through a central angle of 3°43'11" (chord: N01°11'50"E 516.08 feet); thence along the arc of a 1351.00 foot radius curve to the left 357.83 feet through a central angle of 15°10'32" (chord: N8°15'01"W 356.78 feet); thence N82°12'55"E 49.47 feet to the point of beginning.

Tax Serial Number 26:052:0022

Parcel 7:

A portion of the Southeast Quarter of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian described as follows:

Beginning at a point located N0°18'18"W along the Section line 1431.03 feet from the Southeast Corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: S0°18 '06" E along the Section Line from the Northeast Corner to the East 1/4 Corner of said Section 18); thence N89°55'15"W 536.21 feet; thence N0°18'35"W 251.84 feet; thence southeasterly along the arc of a 103.00 foot radius non-tangent curve to the right (radius bears: S0°18 ' 3 5"E) 114.61 feet through a central angle of 63°45'19" (chord: S58°25'55"E 108.79 feet); thence S26°33'16" E 67.79 feet; thence northeasterly along the arc of a 530.00 foot radius non-tangent curve to the right (radius bears: S26°45'09"E) 246.61 feet through a central angle of 26°39'35" (chord: N76°34'38"E 244.39 feet); thence N89°54' 25"E 175.84 feet to the Section Line; thence S0°18'18"E along the Section Line 192.00 feet to the point of beginning.

LESS AND EXCEPTING that property previously conveyed in that certain Quitclaim Deed recorded February 4, 2014 as Entry No. 7794:2014 of the official records, described as follows:
A portion of the Southeast Quarter of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian described as follows:

Beginning at a point on the East Line of that real property described in Deed Entry No. 23578:2007 in the official records of the Utah County Recorder, located N0°18'18"W along the Section Line 1523.72 feet and West 536.21 feet from the Southeast Corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: S0°18'06"E along the Section Line from the Northeast Corner to the East 1/4 Corner of said Section 18); thence N0°18'35"W along said real property 125.90 feet; thence southeasterly along the arc of a 69.00 foot radius non-tangent curve to the right (radius bears: S0°18' 35" E) 76.78 feet through a central angle of 63°45'19" (chord: S58°25'55"E 72.88 feet); thence S26°33'16"E 34.59 feet; thence along the arc of a 2.50 foot radius curve to the right 3.76 feet through a central angle of 86°06' 22" (chord: S16°29'56"W 3.41 feet); thence along the arc of a 562.00 foot radius curve to the left 92.99 feet through a central angle of 9°28' 48" (chord: S54°48'42"W 92.88 feet) to the point of beginning.

ALSO, LESS AND EXCEPTING that property lying within the dedicated roadway of 1950 North Street or Market Place Drive as dedicated and set forth on the official plat of Canyon Creek Roadway Dedication recorded February 4, 2014 as Entry No. 7845:2014 of the official records.

The above-described property can also be described as:

Commencing North 1590.74 feet and W 184.41 feet from the Southeast corner of Section 7, Township 8 South, Range 3 East, SLB&M and running thence North $89^{\circ} 54' 25''$ E 194.91 feet; thence along a 2.5 foot radius curve to the Right (Chord Bears: S $43^{\circ} 39' 8''$ E 3.62 feet; thence along a 7951 foot radius curve to the Right (Chord Bears: S $2^{\circ} 55' 22''$ W 37.24 feet) thence along a 2.5 foot radius curve to the Left (Chord Bears: North $43^{\circ} 39' 8''$ W 3.62 feet); thence S $89^{\circ} 54' 25''$ W 194.91 feet; thence along a 498 foot radius curve to the Left (Chord Bears: S $66^{\circ} 47' 9''$ W 391.11 feet); thence S $0^{\circ} 18' 29''$ E 4.82 feet; thence S $89^{\circ} 55' 15''$ E 548.51 feet; thence North $3^{\circ} 3' 25''$ E 120.42 feet to the point of beginning.

Tax Serial No. 26:051:0099

Parcel 8:

Commencing North 1431.88 feet and West 1098.47 feet from the Southeast corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian and running thence South $89^{\circ} 59' 33''$ East 269.02 feet; thence South $89^{\circ} 54' 40''$ East 197.45 feet; thence along a 562 foot radius curve to the Left (Chord Bears: South $35^{\circ} 13' 35''$ West 36.28 feet); thence South $33^{\circ} 22' 37''$ West 86.05 feet; thence along a 400 foot radius curve to the Right, (Chord Bears: South $58^{\circ} 46' 18''$ West 343.08 feet); thence South $89^{\circ} 53' 55''$ West 98.27 feet; thence North $1^{\circ} 20' 31''$ West 279.95 feet to the point of beginning.

Tax Serial Number 26:051:0101

Parcel 9:

Commencing North 1095.29 feet and West 300.38 feet from the Southeast corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian and running thence South $89^{\circ} 3' 14''$ W 548.59 feet; thence North $21^{\circ} 8' 2''$ W 35.57 feet; North $70^{\circ} 6' 53''$ East .02 feet; thence along a 463.88 foot radius curve to the Left (Chord Bears: North $50^{\circ} 46' 16''$ East 277.42 feet); thence North $33^{\circ} 22' 37''$ East 86.05 feet; thence along a 508.11 foot radius curve to the Right (Chord Bears: North $38^{\circ} 6' 45''$ East 82.23 feet; thence South $89^{\circ} 54' 45''$ East 4.95 feet; thence North $0^{\circ} 17' 32''$ W .45 feet; thence South $89^{\circ} 54' 40''$ East 548.45 feet; thence South $3^{\circ} 3' 25''$ W 208.71 feet; thence along a 4942.97 foot radius curve to the Right (Chord Bears: South $3^{\circ} 31' 16''$ W 80.98 feet); thence North $74^{\circ} 58' 6''$ W 32.09 feet; thence North $88^{\circ} 22' 07''$ W 57.16 feet; thence South $89^{\circ} 23' 49''$ W 109.07 feet; thence South $58^{\circ} 56' 10''$ West 107.13 feet to the point of beginning.

Tax Serial Number 26:051:0109