

14356571 B: 11555 P: 7382 Total Pages: 3
03/11/2025 02:11 PM By: EMehanovic 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

MAIL TAX NOTICE TO GRANTEE:
Blue Fern Farms, LLC, a Utah limited liability company
102 W. Winchester St. #101
Murray, UT 84107
File Number: 2487773HM

SPECIAL WARRANTY DEED

DAI SPRINGS, 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

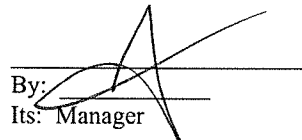
See Exhibit A

TAX ID NUMBER FOR PROPERTY: 33-17-176-002 and 33-17-176-005 (portions)

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 2025 and thereafter.

Effective as of this 17th day of January, 2025.

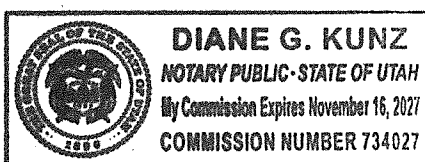
DAI SPRINGS, LLC, a Utah limited liability company

By: 
Its: Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 17th day of ~~January~~ 2025, personally before me appeared Nathan Shipp who proven on the basis of satisfactory evidence is the Manager of DAI SPRINGS, 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.



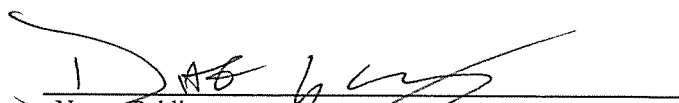

Notary Public
Commission Expires: 11-16-2027

EXHIBIT A

SWAP TO BLUE FERN FARMS 0.09 ACRES

A tract of land being a part of Parcels 33-17-176-002 and 33-17-176-005 as identified by the Salt Lake County Recorder's Office, said parcels all being located in the Northwest Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S00°31'33"E between the North Quarter Corner and the South Quarter Corner of Section 17), located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located along the southwesterly right-of-way line of Mountain View Corridor, said point also located S00°31'33"W 1578.86 feet along the quarter section line and N89°28'27"W 86.30 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along the arc of a curve to the left with a radius of 15,250.00 feet a distance of 24.00 feet through a central angle of 00°05'25" Chord: S52°26'57"E 24.00 feet; thence S34°35'39"W 121.24 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 68.00 feet (radius bears: S04°57'47"W) a distance of 70.65 feet through a central angle of 59°31'55" Chord: S65°11'50"W 67.52 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 473.50 feet a distance of 59.08 feet through a central angle of 07°08'58" Chord: S39°00'21"W 59.05 feet to the northwesterly deed line of that Special Warranty Deed thereof recorded December 30, 2022 as Entry No. 14148451 in Book 11442 at Page 6837 in the Salt Lake County Recorder's Office; thence along said deed N38°09'58"E 239.93 feet to the point of beginning.

For Informational Purposes: TAX ID NO. 33-17-176-002 and 33-17-176-005 (portions)

NORTH 1/4 CORNER OF
SECTION 17, T4S, R1W, SLB&M
4" FLAT BRASS MONUMENT
(FOUND)

8
17
1578.86' (TIE)

MOUNTAIN VIEW
CORRIDOR
(SR-85)

R=15250.00'
 $\Delta=0^{\circ}05'25''$
L=24.00'
CH=S52°26'57"E 24.00'

POINT OF
BEGINNING

N89°28'27"W
86.30' (TIE)

33-17-176-014
BLUE FERN FARMS, LLC
ENTRY: 14058199
BOOK: 11393 PAGE: 9074

33-17-176-002
DAI SPRING
ENTRY: 14148451
BOOK: 11442
PAGE: 6837

N38°09'58"E 239.93'
0.09 ACRES +/-
S34°35'39"W 121.24'

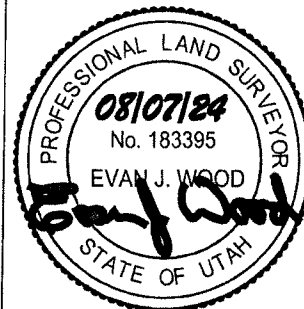
R=68.00'
 $\Delta=59^{\circ}31'55''$
L=70.65'
CH=S65°11'50"W 67.52'

33-17-176-011
BLUE FERN
FARMS, LLC

R=473.50'
 $\Delta=7^{\circ}08'58''$
L=59.08'
CH=S39°00'21"W 59.05'

33-17-176-005
DAI SPRING

33-17-176-009
DAI ROSECREST, LLC
ENTRY: 14058077
BOOK: 11393 PAGE: 8566



BASIS OF BEARING
MEASURED: S0°31'33"W 5328.74'

QUARTER SECTION LINE

17
20
17

SOUTH 1/4 CORNER OF
SECTION 17, T4S, R1W, SLB&M
2.5" FLAT BRASS MONUMENT
(FOUND)



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

SWAP TO BLUE FERN FARMS, LLC
0.09 ACRES- EXHIBIT
LOCATED: NORTHWEST 1/4 OF S17, T4S, R1W, SLB&M

Date Created: 08/05/24
Scale: NTS
Drawn: RM
Job: 20-0294
Sheet: 1 OF 1