



OLD REPUBLIC TITLE

14356974 B: 11555 P: 9380 Total Pages: 3
03/12/2025 11:59 AM By: mpalmer 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: 2487774HM

SPECIAL WARRANTY DEED

DAI Rosecrest, LLC, a Utah limited liability company, and DAI SPRINGS, LLC, a GRANTOR
Utah limited liability company, as their interests may appear

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: 33-17-176-012 and 33-17-176-009 and 33-18-400-008 and
33-17-176-005

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 11th day of March, 2025.

DAI Rosecrest, LLC, a Utah limited liability company

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

[Signature]
By:
Its: Manager

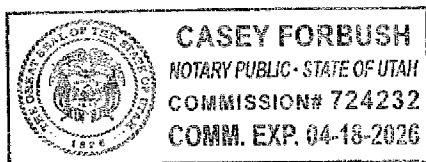
DAI SPRINGS, LLC, a Utah limited liability company

[Signature]
By:
Its: Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 12th day of March 2025, personally before me appeared Jim Giles who proven on the basis of satisfactory evidence 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.

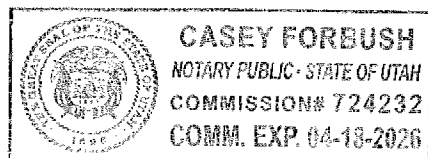


[Signature]
Notary Public
Commission Expires: 4/18/2026

STATE OF: UTAH

COUNTY OF: Salt Lake

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[Signature]
Notary Public
Commission Expires: 4/18/2026

EXHIBIT A

SWAP TO BLUE FERN FARMS 1.40 ACRES

A tract of land being a part of Parcels 33-17-176-012, 33-17-176-009, 33-18-400-008, 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 a southerly deed line of that Special Warranty Deed thereof recorded December 30, 2022 as Entry No. 14058199 in Book 11393 at Page 9077 in the Salt Lake County Recorder's Office, said point also located S00°31'33"W 1845.02 feet along the Quarter Section line and N89°28'27"W 299.17 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 526.50 feet a distance of 18.73 feet through a central angle of 02°02'17" Chord: S35°36'48"W 18.73 feet; thence S34°35'39"W 155.43 feet; thence along the arc of a curve to the left with a radius of 276.50 feet a distance of 21.69 feet through a central angle of 04°29'41" Chord: S32°20'49"W 21.68 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 22.66 feet through a central angle of 86°32'44" Chord: S73°22'20"W 20.56 feet; thence N63°21'18"W 118.85 feet; thence along the arc of a curve to the right with a radius of 253.50 feet a distance of 183.05 feet through a central angle of 41°22'24" Chord: N42°40'06"W 179.10 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 30.00 feet a distance of 48.98 feet through a central angle of 93°32'52" Chord: N24°47'32"E 43.72 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 545.00 feet a distance of 322.87 feet through a central angle of 33°56'37" Chord: N54°35'40"E 318.17 feet to the to the westerly deed line of said deed; thence along said deed the following four (4) courses: (1) S37°37'02"W 29.90 feet; thence (2) Southerly along the arc of a non-tangent curve to the left having a radius of 272.00 feet (radius bears: S52°22'39"E) a distance of 163.74 feet through a central angle of 34°29'25" Chord: S20°22'39"W 161.27 feet; to a point of compound curvature; thence (3) along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.28 feet through a central angle of 89°36'16" Chord: S41°40'11"E 28.19 feet; to a point of reverse curvature; thence (4) along the arc of a curve to the right having a radius of 276.50 feet a distance of 145.21 feet through a central angle of 30°05'26" Chord: S71°25'36"E 143.55 feet to the point of beginning.

For Informational Purposes: TAX ID NO. 33-17-176-012 and 33-17-176-009 and 33-18-400-008 and 33-17-176-005