

SPECIAL WARRANTY DEED

When Recorded, Mail This Deed To:

Westerly Properties, LLC
3232 North 4200 West
Lehi, UT 84043
Attn: Paul W. Hardman and Lora Hardman

ENT 111123:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Oct 19 04:17 PM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Mail Tax Notice To:

Westerly Properties, LLC
3232 North 4200 West
Lehi, UT 84043
Attn: Paul W. Hardman and Lora Hardman

Tax Parcel Nos.: 418400099, 418400109

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

UNIVERSITY OF UTAH, a body politic and corporate of the State of Utah ("**Grantor**"), does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, BUT NOT OTHERWISE unto WESTERLY PROPERTIES, LLC, a Delaware limited liability company ("**Grantee**"), the following described real property in Utah County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax liens or judgment liens, arising by, through or under Grantor. The conveyance under this Special Warranty Deed excludes all water rights appurtenant to the property.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 14 day of October, 2022.

UNIVERSITY OF UTAH

By: Lucky Clark

Name: Cathy Anderson

Its: ~~Chief~~ Financial Officer and Vice President for
Administrative Services

STATE OF UTAH)
)ss.
County of Salt Lake)



On the 19 day of October, 2022, personally appeared before me Cathy Anderson, who being by me duly sworn, did say that she executed the foregoing instrument as Chief Financial Officer and Vice President for Administrative Services of the University of Utah and she acknowledged to me that the University of Utah executed the same.

**NOTARY PUBLIC, Residing in
Salt Lake City, Utah**

My Commission Expires:
October

8|13|23

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description of the Real Property

PARCEL 1:

Lot 1, HARDMAN LEHI SUBDIVISION PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for construction of the highway known as Mountain View Corridor, being part of an entire tract of property situate, being part of an entire tract of property situate in the Northwest quarter of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract in the Easterly right of way line of Redwood Road said corner is 929.40 feet (929.38 feet by record) North 89°48'50" East along the section line and 257.30 feet (257.20 feet by record) South from the West quarter corner of said Section 2, said corner is also approximately 93.11 feet perpendicularly distant Easterly from the Redwood Road right of way control line opposite engineer station 669+34.89, and running thence South 89°31'49" East 49.05 feet along the Southerly right of way and limited access line of 2100 North Freeway to a point 141.00 feet perpendicularly distant Easterly from said control line opposite engineer station 699+24.28; thence South 10°27'07" East 254.37 feet to a point 134.00 feet perpendicularly distant Easterly from said control line opposite engineer station 696+70.00; thence South 05°06'37" East 413.01 feet to said Easterly right of way line of Redwood Road at a point approximately 84.25 feet perpendicularly Easterly from said control line opposite engineer station 692+60.00; thence North 12°10'38" West 504.12 feet along said Easterly right of way line; thence North 08°37'22" West 171.08 feet along said Easterly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 00°00'01" clockwise to obtain highway bearings.)

PARCEL 1A:

A non-exclusive, perpetual access easement as created by that certain Declaration of Grant of Access Easement Agreement, recorded December 22, 2015 as Entry No. 114653:2015 of Official Records.

PARCEL 2:

A portion of Lot 3, HARDMAN LEHI SUBDIVISION PLAT "A" and a portion of Lot 1, VIEW 21 PLAT "A" SUBDIVISION, being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of 2100 North Street, said point being North 89°48'50" East 1,854.18 feet along the section line and South 255.21 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 67.02 feet along the Southerly right-of-way line of said 2100 North Street; thence North 86°38'01" East 374.74 feet along the Southerly right-of-way line of said 2100 North Street; thence South 777.75 feet to the Northerly right-of-way line of Hardman Way; thence West 25.00 feet along the Northerly right-of-way line of said Hardman Way; thence Southwesterly 351.75 feet along the arc of a 456.00 foot radius curve to the left (center bears South and the chord bears South 67°54'06" West 343.09 feet with a central angle of 44°11'48") along the Northerly right-of-way line of said Hardman Way; thence Southwesterly 303.01 feet along the arc of a 394.00 foot radius curve to the right (center bears North 44°11'48" West and the chord bears South 67°50'07" West 295.60 feet with a central angle of 44°03'49") along the Northerly right-of-way line of said Hardman Way; thence South 89°52'02" West 38.29 feet along the Northerly right-of-way line of said Hardman Way; thence Northwesterly 53.52 feet along the arc of an 805.50 foot radius curve to the right (center bears North 86°11'09" East and the chord bears North 01°54'39" West 53.51 feet with a central angle of 03°48'25"); thence North 00°00'26" West 352.90 feet; thence Northeasterly 163.01 feet along the arc of a 405.50 foot radius curve to the right (center bears North 89°59'34" East and the chord bears North 11°30'34" East 161.92 feet with a central angle of 23°02'00"); thence North 23°01'34" East 468.72 feet to the point of beginning.

Tax Id No.: 41-840-0099 and 41-840-0109