

Mail Recorded Deed and Tax Notice To:
Boyer Holbrook Residential, LC and Ivory Development, LLC
101 South 200 East #200
Salt Lake City, Utah 84111



File No.: 98490-PF

WARRANTY DEED

HF Ranch, LC, a Utah limited liability company
GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Boyer Holbrook Residential, LC and Ivory Development, LLC

GRANTEE(S) of Salt Lake City, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 58-021-0240 and 58-021-0235 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 2nd day of March, 2018.

HF Ranch, LC, a Utah limited liability company

BY: Stephen Holbrook
Stephen Holbrook

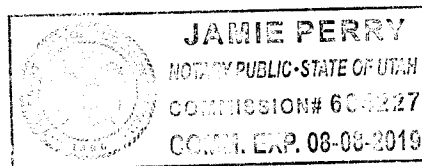
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 2nd day of March, 2018, personally appeared before me Stephen Holbrook, who acknowledged himself to be the Manager of HF Ranch, LC, a Utah limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public



604227

8-8-2019

File No. 98490-PF

EXHIBIT A**PARCEL 1:**

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 00°08'15" West along the section line 2,222.16 feet and West 3,692.17 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 65°54'42" West 188.79 feet; thence North 24°01'48" East 77.98 feet; thence North 08°45'30" East 53.14 feet; thence North 01°22'15" East 164.67 feet; thence North 03°14'38" West 1.32 feet; thence North 89°49'32" East 183.89 feet; thence South 00°10'28" East 188.07 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 167.98 feet through a central angle of 32°04'52" chord: South 15°51'58" West 165.79 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 164.00 feet a distance of 22.38 feet through a central angle of 07°49'06" chord: South 27°59'51" West 22.36 feet to the point of beginning. (aka Plat B Detention Area)

PARCEL 2:

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 00°08'15" West along the section line 1,581.02 feet and West 3,703.28 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 77°58'22" West 80.68 feet; thence North 18°46'54" West 38.91 feet; thence North 07°56'16" West 42.47 feet; thence North 77°58'22" East 82.23 feet; thence South 12°01'38" East 81.00 feet to the point of beginning. (aka Additional Hudson Way)

PARCEL 3:

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on a common boundary line described in a Boundary Line Agreement recorded as Entry No. 9715:2017 located North 00°08'15" West along the section line 1,328.44 feet and West 1,081.26 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°53'02" West 131.92 feet to the Easterly line of that real property conveyed to Lehi City in Warranty Deed recorded as Entry No. 63306:2017; thence along said line North 18°29'37" West 105.67 feet to the Southerly line of that real property described in Warranty Deed recorded as Entry No. 93381:2017; thence along said line North 89°51'07" East 132.04 feet; thence South 18°25'00" East 105.70 feet to the point of beginning. (Land under Power Lines)