

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



File No.: 100637-JPF

WARRANTY DEED

HF Ranch, LC, a Utah limited liability company
GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Boyer Holbrook Farm, 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.: 58-021-0135, 58-021-0170, 58-021-0171 and 58-021-0180 (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

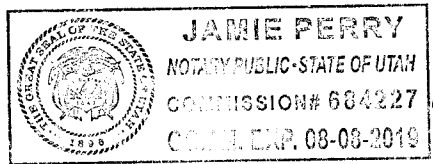
BY: Stephen Holbrook
Stephen Holbrook, Manager

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.

[Signature]
Notary Public



684227

0-0-10

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EXHIBIT A**PARCEL 1: (UDOT Parcel 119:A)**

A parcel of land in fee for the construction of the highway known as Mountain View Corridor known as Project No. S-0085(10), being part of an entire tract of property situate in the Lot 4, Northeast quarter of the Northwest quarter, Southwest quarter of the Northwest quarter and Southeast quarter of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Easterly limited access and right of way line of Redwood Road, said point is 301.16 feet (301.42 feet by record) North 89°49'32" East along the section line and 133.99 feet South 15°24'18" East (North 15°24'22" West 134.04 feet by record) and 491.21 feet South 10°37'17" East (North 10°37'21" West by record) and 400.00 feet South 12°01'17" East (North 12°01'21" West by record) and 5.00 feet South 77°58'25" West (North 77°58'21" East by record) and 49.01 feet South 12°01'17" East (North 12°01'21" West by record) from the Northwest corner of said Section 2, said point is also approximately 81.26 feet perpendicularly distant Easterly from the Redwood Road right of way control line opposite Engineer Station 718+51.00 and running thence South 15°54'02" East 292.17 feet to a line parallel with and 101.00 feet perpendicularly distant Easterly from said control line opposite Engineer Station 715+59.50; thence South 12°01'35" East 88.00 feet along said line parallel to said control line to a point opposite Engineer Station 714+71.50; thence South 06°17'24" East 110.05 feet to a line parallel with and 90.00 feet perpendicularly distant Easterly from said control line opposite Engineer Station 713+62.00; thence South 12°01'35" East 400.00 feet along said line parallel to said control line to a point opposite Engineer Station 709+62.00; thence South 15°35'43" East 240.97 feet to a line parallel with and 105.00 feet perpendicularly distant Easterly from said control line opposite Engineer Station 707+21.50; thence South 12°01'35" East 221.50 feet along said line parallel to a point opposite Engineer Station 705+00.00; thence South 80°22'43" East 895.01 feet to the Northerly right of way line of 2100 North Street at a point 189.12 feet perpendicularly distant Northerly from the 2100 North Street right of way control line opposite Engineer Station 93+72.00; thence along said Northerly right of way line the following four (4) courses: (1) North 89°59'53" West (West by record) 142.40 feet; thence (2) North 87°35'12" West (North 87°35'19" West by record) 189.29 feet; thence (3) North 82°39'08" West (North 82°39'15" West by record) 260.62 feet; thence (4) South 87°44'21" West (South 87°44'14" West by record) 288.15 feet to said existing Easterly limited access and right of way line of Redwood Road; thence along said Easterly right of way line the following six (6) courses: (1) North 15°47'00" West 218.43 feet (North 15°47'04" West 218.39 feet by record); thence (2) North 12°01'17" West (North 12°01'21" West by record) 763.19 feet; thence (3) North 06°16'34" West (North 06°16'38" West by record) 109.89 feet; thence (4) North 12°01'17" West (North 12°01'21" West by record) 103.48 feet; thence (5) North 12°01'18" West (North 12°01'21" West by record) 169.00 feet; thence (6) North 12°01'17" West (North 12°01'21" West by record) 105.99 feet 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.

PARCEL 2: (UDOT Parcel 119:E)

A tract of property situate in the Southwest quarter of the Northwest quarter, Southeast quarter of the Northwest quarter and Lot 4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes, incident to the construction of the Mountain View Corridor known as Project No. S-0085(10). The boundaries of said parcel of land are described as follows:

Beginning at a point in the Easterly right of way line of Redwood Road, that is 301.16 feet (301.42 feet by record) North 89°49'32" East along the section line and 133.99 feet South 15°24'18" East (North 15°24'22" West 134.04 feet by record) and 491.21 feet South 10°37'17" East (North 10°37'21" West by record) and 374.94 feet South 12°01'17" East (North 12°01'21" West by record) from the Northwest corner of said Section 2, said point is also approximately 86.27 feet perpendicularly distant Easterly from the Redwood

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Road right of way control line opposite Engineer Station 719+25.07 and running thence South 15°54'02" East 366.07 feet; thence South 12°01'35" East 88.84 feet along a line parallel to said control line; thence South 06°17'24" East 110.05 feet; thence South 12°01'35" East 399.19 feet along a line parallel to said control line; thence South 15°35'43" East 240.97 feet; thence South 12°01'35" East 215.02 feet along a line parallel to said control line; thence South 80°22'43" East 947.22 feet to the Northerly right of way line of 2100 North Street; thence North 89°59'53" West (West by record) 59.84 feet along said Northerly right of way line; thence North 80°22'43" West 895.01 feet; thence North 12°01'35" West 221.50 feet along a line parallel to said control line; thence North 15°35'43" West 240.97 feet; thence North 12°01'35" West 400.00 feet along a line parallel with said control line; thence North 06°17'24" West 110.05 feet; thence North 12°01'35" West 88.00 feet along a line parallel with said control line; thence North 15°54'02" West 292.17 feet; thence North 12°01'17" West (North 12°01'26" West by record) 49.01 feet; thence North 77°58'25" East (North 77°58'21" West by record) 5.00 feet; thence North 12°01'17" West (North 12°01'21" West by record) 25.06 feet 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.

PARCEL 3: (UDOT Parcel 114:A)

A parcel of land in fee for the construction of the highway known as Mountain View Corridor known as Project No. S-0085(10), being part of an entire tract of property situate in the Southeast quarter of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract, said corner is 89.95 feet (89.97 feet by record) North 00°03'14" East along the section line and 16.50 feet North 89°56'46" West (West by record) from the East quarter corner of said Section 3, said point is also approximately 127.75 feet perpendicularly distant Northerly from the 2100 North Street right of way control line opposite Engineer Station 76+49.91 and running thence South 89°53'46" West 186.94 feet (187.21 feet by record) along the Southerly boundary line of said entire tract to the Southwest corner of said entire tract; thence North 08°05'26" West (North 08°05'14" West by record) 184.91 feet along the Westerly boundary line of said entire tract to a point approximately 310.48 feet perpendicularly distant Northerly from said control line opposite Engineer Station 74+36.95; thence South 78°15'31" East 217.64 feet to the Easterly boundary line of said entire tract to a point approximately 266.19 feet perpendicularly distant Northerly from said control line opposite Engineer Station 76+50.04; thence South 00°03'14" West 138.44 feet 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.

PARCEL 4: (UDOT Parcel 114:E)

A tract of property, situate in the Southeast quarter of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes, incident to the construction of the Mountain View Corridor known as Project No. S-0085(10). The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point in the Easterly boundary line of said entire tract, which is 89.95 feet (89.97 feet by record) North 00°03'14" East along the section line and 16.50 feet North 89°56'46" West (West by record) and 138.44 feet North 00°03'14" East from the East quarter corner of said Section 3, said point is also approximately 266.19 feet perpendicularly distant Northerly from the 2100 North Street right of way control line opposite Engineer Station 76+50.04 and running thence North 78°15'31" West 217.64 feet to the Westerly boundary line of said entire tract; thence North 08°05'26" West (North 08°05'14" West by record) 40.42 feet along said Westerly boundary line; thence North 81°54'23" East 53.27 feet; thence South 08°45'55" East 49.22 feet; thence South 78°15'31" East 161.93 feet to the Easterly boundary line of said entire tract; thence South 00°03'14" West 10.21 feet along said Easterly boundary 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.

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PARCEL 5: (UDOT Parcel 116:A)

A parcel of land in fee for the construction of the highway known as Mountain View Corridor known as Project No. S-0085(10), being part of an entire tract of property situate in the Southwest quarter of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, said corner is 90.05 feet North 00°03'14" East along the section line and 16.50 feet South 89°56'46" East (East by record) from the West quarter corner of said Section 2, said point is also approximately 127.84 feet perpendicularly distant Northerly from the 2100 North Street right of way control line opposite Engineer Station 76+82.91 and running thence North 00°03'14" East 131.50 feet along the Westerly boundary line of said entire tract to a point approximately 259.33 feet perpendicularly distant Northerly from said control line opposite Engineer Station 76+83.03; thence South 78°15'31" East 73.53 feet to the beginning of a 1,547.00-foot radius curve to the left; thence Southeasterly 317.03 feet along the arc of said curve, through a delta of 11°44'30" (Note: chord to said curve bears South 84°07'46" East for a distance of 316.47 feet) to a point 212.00 feet perpendicularly distant Northerly from said control line opposite approximate Engineer Station 80+69.83; thence North 89°59'59" East 66.17 feet along a line parallel to said control line to a point opposite Engineer Station 81+36.00; thence North 02°00'42" East 427.48 feet to a point 163.50 feet perpendicularly distant Northerly from the Redwood Road right of way control line opposite Engineer Station 708+64.50; thence North 00°22'24" East 365.53 feet to the existing Westerly limited access and right of way line of Redwood Road at a point approximately 84.99 feet perpendicularly distant Westerly from said control line opposite Engineer Station 712+21.50; thence along said existing Westerly limited access and right of way line the following five (5) courses: (1) South 12°01'44" East (South 12°01'39" East by record) 166.71 feet; thence (2) South 04°16'43" East (South 04°16'38" East by record) 111.23 feet; thence (3) South 12°01'44" East (South 12°01'39" East by record) 344.57 feet; thence (4) South 20°33'34" East (South 20°33'29" East by record) 101.12 feet; thence (5) South 12°01'44" East 172.91 feet (South 12°01'39" East 172.89 feet by record); thence South 89°48'50" West 656.89 feet 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.

PARCEL 6: (UDOT Parcel 116:E)

A tract of property, situate in the Southwest quarter of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes, incident to the construction of the Mountain View Corridor known as Project No. S-0085(10). The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point in the Westerly boundary line of said entire tract, which is 90.05 feet North 00°03'14" East along the section line and 16.50 feet North 89°56'46" East (East by record) and 131.50 feet North 00°03'14" East from the West quarter corner of said Section 2, said point is also approximately 259.33 feet perpendicularly distant Northerly from the 2100 North Street right of way control line opposite Engineer Station 76+83.03 and running thence North 00°03'14" East 10.21 feet along said Westerly boundary line; thence South 78°15'31" East 75.60 feet to the beginning of a 1,537.00-foot radius curve to the left; thence Southeasterly 314.98 feet along the arc of said curve, through a delta of 11°44'30" (Note: chord to said curve bears South 84°07'46" East for a distance of 314.43 feet); thence South 89°59'59" East 56.51 feet; thence North 02°00'42" East 417.69 feet; thence North 00°22'24" East 410.86 feet to the Westerly right of way of Redwood Road; thence South 12°01'44" East 46.56 feet; thence South 00°22'24" West 365.53 feet; thence South 02°00'42" West 427.48 feet; thence South 89°59'59" West 66.17 feet to the beginning of a 1,547.00-foot radius curve to the right; thence Northwesterly 317.03 feet along the arc of said curve, through a delta of 11°44'30" (Note: chord to said curve bears North 84°07'44" West for a distance of 316.47 feet); thence North 78°15'31" West 73.53 feet 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.