

When Recorded mail to:
AMH Development, LLC
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301
File No. BT-16933H

ENT 31191:2019 PG 1 of 2
Jeffery Smith
Utah County Recorder
2019 Apr 15 02:35 PM FEE 14.00 BY SW
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Space above this line for recording data.

SPECIAL WARRANTY DEED

Fieldstone Legacy Farms, LLC a Delaware limited liability company
of Draper, County of Salt Lake, State of Utah

GRANTOR(S)

Hereby Convey(s) and Warrant(s) against all claiming by, through, or under to

AMH Development, LLC, a Delaware limited liability company
of Agoura Hills, County of Los Angeles, State of California

GRANTEE(S)

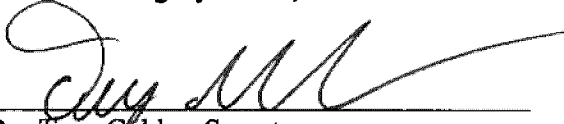
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN Utah COUNTY,
STATE OF UTAH, to-wit:

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

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2019 and thereafter.

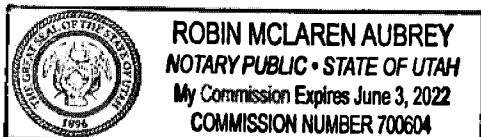
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 15th day of April, 2019.

Fieldstone Legacy Farms, LLC a Delaware limited liability company


By: Troy Gabler, Secretary

STATE OF Utah)
 :SS
COUNTY OF Salt Lake)

On the 15th day of April, 2019, personally appeared before me Troy Gabler who being by me duly sworn did say for himself that the said Troy Gabler is the Secretary of Fieldstone Legacy Farms, LLC a Delaware limited liability company, and said Troy Gabler signed on behalf of said Limited Liability Company by authority of a resolution of the management.




NOTARY PUBLIC

EXHIBIT "A"

Parcel 1:

A portion of the Northwest Quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Spanish Fork, Utah, more particularly described as follows:

Beginning at a point located N0°16'11"W along the Section Line 21.23 feet and West 129.56 feet from the West 1/4 Corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base & Meridian, (basis of bearing: S0°16'09"E between the West 1/4 Corner and the Southwest Corner of Section 16); thence along the northerly line of Parcel B, Minor Arterial Road, Trails, Open Space & Park Space Dedication Plat the following five (5) courses: N71°31'04"W 47.90 feet; thence along the arc of a 991.00 foot radius curve to the right 663.40 feet through a central angle of 38°21'19" (chord: N52°20'25"W 651.08 feet); thence N33°09'45"W 237.96 feet; thence along the arc of a 1089.00 foot radius curve to the left 369.25 feet through a central angle of 19°25'38" (chord: N42°52'34"W 367.48 feet); thence N52°35'23"W 621.46 feet to a point on the easterly line of the Union Pacific Railroad right-of-way; thence along said right-of-way line along the arc of a 5850.00 foot radius non-tangent curve to the left (radius bears: N53°32'02"W) 231.14 feet through a central angle of 2°15'50" (chord: N35°20'04"E 231.12 feet); thence S55°50'32"E 102.47 feet; thence N34°09'28"E 329.12 feet; thence along the arc of a 75.00 foot radius curve to the right 129.32 feet through a central angle of 98°47'26" (chord: N83°33'11"E 113.88 feet); thence along the arc of a 310.00 foot radius curve to the right 101.82 feet through a central angle of 18°49'06" (chord: S37°38'33"E 101.36 feet); thence S28°14'00"E 1810.28 feet to the point of beginning.

Parcel 2:

A portion of the Northwest Quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Spanish Fork, Utah, more particularly described as follows:

Beginning at a point on the East Line of UP&L property said point being located N0°16'11"W along the Section Line 748.31 feet and West 380.28 feet from the West Quarter Corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base & Meridian, (basis of bearing: S89°19'06"W from the South Quarter Corner to the Southwest Corner of Section 16); thence N28°14'00"W along said line 667.13 feet; thence N89°34'15"E 693.11 feet to the Section Line; thence S0°16'11"E along the Section Line 370.86 feet; thence West 90.57 feet; thence S14°52'20"E 20.39 feet; thence S67°29'19"W 228.82 feet; thence southeasterly along the arc of a 530.00 foot radius non-tangent curve to the left (radius bears: N67°29'19"E) 52.27 feet through a central angle of 5°39'01" (chord: S25°20'12"E 52.25 feet); thence S28°09'43"E 9.91 feet; thence S61°46'00"W 124.35 feet to the point of beginning.