

AFTER RECORDING, PLEASE RETURN TO:

Saddleback Pastures, L.C.
P.O. Box 540478
North Salt Lake, UT 84054

SPECIAL WARRANTY DEED

Tooele County Tax Parcel Nos.: 04-071-0-0025 and 04-071-0-0022

FOR GOOD AND VALUABLE CONSIDERATION, **SKULL VALLEY COMPANY, LTD, a Utah limited partnership, as to an undivided 28.65%; UINTAH LAND COMPANY, L.C., a Utah limited liability company, as to an undivided 58.13%; BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company, as to an undivided 8.50%; and ARIMO CORPORATION, an Idaho corporation, as to an undivided 4.72%** (collectively, the "Grantors"), having an address of 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054, hereby CONVEY AND WARRANT, against those claiming by, through and under the Grantors and not otherwise, to **SADDLEBACK PASTURES, L.C., a Utah limited liability company** (the "Grantee"), all of the Grantors' right, title and interest in and to that certain tract of land located in Tooele County, State of Utah, as more particularly described as follows:

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

SUBJECT TO all restrictions, reservations, easements and other matters of record and taxes for the current year and thereafter.

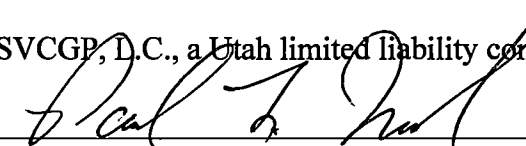
TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever.

DATED as of this 15th day of June, 2017.

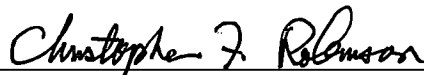
GRANTORS:

SKULL VALLEY COMPANY, LTD,
A Utah limited liability company

By: FREED SVCGP, L.C., a Utah limited liability company, as General Partner

By: 
Paul L. Freed, Manager

By: ROBINSON SVCGP, L.C., a Utah limited liability company, as General Partner

By: 
Christopher F. Robinson, Manager

UINTAH LAND COMPANY, L.C.,
A Utah limited liability company

By: Christopher F. Robinson
Christopher F. Robinson, Manager

BEAVER CREEK INVESTMENTS, L.C.,
A Utah limited liability company

By: Christopher F. Robinson
Christopher F. Robinson, Manager

ARIMO CORPORATION,
An Idaho corporation

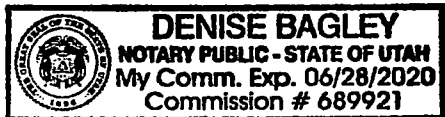
By: Christopher F. Robinson
Christopher F. Robinson, President

STATE OF UTAH)
) :SS.
COUNTY OF Davis)

The foregoing instrument was signed before me this 15th day of June, 2017, by Paul L. Freed, the Manager of Freed SVCGP, L.C.

Denise Bagley
NOTARY PUBLIC
Residing at: Salt Lake City

My Commission Expires:
06/28/2020



STATE OF UTAH)
) :SS.
COUNTY OF Davis)

The foregoing instrument was signed before me this 15th day of June, 2017, by Christopher F. Robinson, the Manager of Robinson SVCGP, L.C., a Manager of Uintah Land Company, L.C., and a Manager of Beaver Creek Investments, L.C., and the President of Arimo Corporation.

Denise Bagley
NOTARY PUBLIC
Residing at: Salt Lake City

My Commission Expires:
06/28/2020

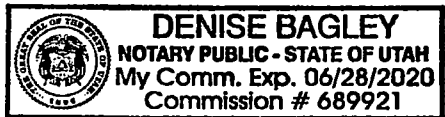


EXHIBIT "A"Pastures at Saddleback P.U.D. Plat 4

The following parcel located in Tooele County, State of Utah:

Beginning at a point which lies North 00°16'05" East along the section line 1,079.86 feet and East 784.30 feet from the Southwest Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, (basis of bearing being North 00°16'05" East between the Southwest Corner and West Quarter Corner of Section 36, T1S, R4W, TC Dependent Resurvey 1985) said point also being the northwest corner of Pastures at Saddleback P.U.D. Plat 3 as recorded in the office of the Tooele County Recorder as Entry No. 439192, and running thence North 02°05'40" West 145.14 feet; thence North 02°53'22" West 579.43 feet; thence North 02°43'08" West 137.74 feet to the south boundary of that parcel conveyed in Entry No. 59334, thence along said parcel the following two (2) courses and distances: 1) South 89°20'35" East 169.89 feet and 2) North 00°16'05" East 235.47 feet; thence South 89°35'15" East 677.09 feet more or less to the westerly right-of-way line of the Union Pacific Railroad; thence along said westerly right-of-way line the following three (3) courses and distances: 1) South 12°32'23" East 241.70 feet, 2) southerly along the arc of a 3,719.83 foot radius tangent curve to the right, the center of which bears South 77°27'37" West, through a central angle of 11°05'00", a distance of 719.57 feet and 3) South 01°27'29" East 65.47 feet to the north line of said Plat 3, thence along said Plat 3 the following eight (8) courses and distances: 1) South 87°54'20" West 434.81 feet, 2) southwesterly along the arc of a 20.00 foot radius non-tangent curve to the right, the center of which bears South 87°54'20" West, through a central angle of 90°00'00", a distance of 31.42 feet, 3) South 87°54'20" West 260.00 feet, 4) northwesterly along the arc of a 20.00 foot radius tangent curve to the right, the center of which bears North 02°05'40" West, through a central angle of 90°00'00", a distance of 31.42 feet, 5) South 87°54'20" West 66.00 feet, 6) southwesterly along the arc of a 20.00 foot radius non-tangent curve to the right, the center of which bears South 87°54'20" West, through a central angle of 90°00'00", a distance of 31.42 feet, 7) South 87°54'20" West 34.50 feet and westerly along the arc of a 230.00 foot radius tangent curve to the left, the center of which bears South 02°05'40" East, through a central angle of 24°31'58", a distance of 98.48 feet to the point of beginning.

Containing 925,883 Square Feet or 21.255 Acres, 35 Lots, 4 Open Space Parcels, and 3 streets.

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