

Ent 487730 Bk 1321 Pg 1392 - 1397  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
2020 Nov 02 11:14AM Fee: \$40.00 TC  
For: Metro National Title  
ELECTRONICALLY RECORDED

After Recording Return To:  
Mail Tax Notices To:  
Jordanelle REF Acquisition LLC  
c/o Holley Driggs  
400 S. 4<sup>th</sup> Street, Suite 300  
Las Vegas, Nevada 89101  
Attn: J. Douglas Driggs, Jr.

MNT File No.: 79510  
Tax ID No.: 00-0007-9017

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### SPECIAL WARRANTY DEED

RE Investment Holdings, L.L.C., a Utah limited liability company, grantor, does hereby convey and warrant, against all persons claiming by, through or under grantor, but not otherwise, to Jordanelle REF Acquisition LLC, a Delaware limited liability company, grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Wasatch County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being subject to easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

*[Signature to follow]*

Witness the hand of said grantor, this 30<sup>th</sup> day of October, 2020.

RE Investment Holdings, L.L.C.,  
a Utah limited liability company  
By: RE Management, C.L.C.  
Its: Manager  
By: [Signature]  
Name: Charles W. Anderson  
Its: Manager

STATE OF Utah )  
County of Salt Lake )ss.

On this 30 day of October, 2020, before me a Notary Public personally appeared Charles W. Anderson is Manager of RE Management, LLC, the Manager of RE Investment Holdings, L.L.C., a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it on behalf of the Entity.

[Signature]  
Notary Public

My Commission Expires:  
6-8-21



**Exhibit A to Special Warranty Deed**

Legal Description of Property

[Attach Legal Description of Property]

## Exhibit "A"

## (Jordanelle Village 2 Pod 20 &amp; 21 Description)

A parcel of land is located within Sections 20, 28 and 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian. All Sections called to and along within this description are within said Township and Range, more particularly described as follows:

Beginning at the South Quarter Corner of Section 20 and running; thence North  $0^{\circ}00'09''$  East 2184.46 feet along the Quarter Section line of said Section 20 to the center line of the Timpanogos Canal; thence along the center line of the Timpanogos Canal the following thirty-one (31) courses:

- (1) South  $10^{\circ}35'01''$  East 97.63 feet to a point of curvature;
- (2) thence 82.09 feet along the arc of a 213.86 foot radius curve to the left through a central angle of  $21^{\circ}59'33''$  (Long Chord Bears South  $21^{\circ}34'48''$  East 81.59 feet);
- (3) thence South  $32^{\circ}34'34''$  East 112.69 feet to a point of curvature;
- (4) thence 62.43 feet along the arc of a 272.11 foot radius curve to the right through a central angle of  $13^{\circ}08'39''$  (Long Chord Bears South  $26^{\circ}00'15''$  East 62.29 feet);
- (5) thence South  $19^{\circ}25'55''$  East 61.44 feet to a point of curvature;
- (6) thence 92.04 feet along the arc of a 409.46 foot radius curve to the left through a central angle of  $12^{\circ}52'47''$  (Long Chord Bears South  $25^{\circ}52'18''$  East 91.85 feet);
- (7) thence South  $32^{\circ}18'42''$  East 74.61 feet to a point of curvature;
- (8) thence 68.10 feet along the arc of a 195.73 foot radius curve to the left through a central angle of  $19^{\circ}56'11''$  (Long Chord Bears South  $42^{\circ}16'47''$  East 67.76 feet);
- (9) thence South  $52^{\circ}14'53''$  East 184.86 feet to a point of curvature;
- (10) thence 90.51 feet along the arc of a 90.10 foot radius curve to the left through a central angle of  $57^{\circ}33'26''$  (Long Chord Bears South  $81^{\circ}01'54''$  East 86.75 feet);
- (11) thence North  $70^{\circ}11'05''$  East 48.12 feet to a point of curvature;
- (12) thence 51.35 feet along the arc of a 112.33 foot radius curve to the right through a central angle of  $26^{\circ}11'40''$  (Long Chord Bears North  $83^{\circ}16'55''$  East 50.91 feet);
- (13) thence South  $83^{\circ}37'15''$  East 58.48 feet to a point of curvature;
- (14) thence 50.97 feet along the arc of a 68.74 foot radius curve to the left through a central angle of  $42^{\circ}29'09''$  (Long Chord Bears North  $75^{\circ}10'40''$  East 49.81 feet);
- (15) thence North  $53^{\circ}58'34''$  East 59.19 feet to a point of curvature;
- (16) thence 177.53 feet along the arc of a 64.02 foot radius curve to the right through a central angle of  $158^{\circ}53'32''$  (Long Chord Bears South  $46^{\circ}34'39''$  East 125.87 feet);
- (17) thence South  $32^{\circ}52'07''$  West 111.76 feet to a point of curvature;
- (18) thence 90.49 feet along the arc of 59.21 foot radius curve to the left through a central angle of  $87^{\circ}33'36''$  (Long Chord Bears South  $10^{\circ}54'41''$  East 81.94 feet);
- (19) thence South  $54^{\circ}41'29''$  East 30.91 feet to a point of curvature;
- (20) thence 65.86 feet along the arc of a 65.22 foot radius curve to the right through a central angle of  $57^{\circ}51'47''$  (Long Chord Bears South  $25^{\circ}45'36''$  East 63.10 feet);
- (21) thence South  $03^{\circ}10'18''$  West 40.34 feet to a point of curvature;
- (22) thence 32.60 feet along the arc of a 77.00 foot radius curve to the left through a central

angle of  $24^{\circ}15'12''$  (Long Chord Bears South  $08^{\circ}54'22''$  East 32.35 feet);  
 (23) thence South  $20^{\circ}59'01''$  East 130.51 feet to a point of curvature;  
 (24) thence 30.35 feet along the arc of a 154.16 foot radius curve to the left through a central angle of  $11^{\circ}16'50''$  (Long Chord Bears South  $26^{\circ}37'26''$  East 30.30 feet);  
 (25) thence South  $32^{\circ}15'52''$  East 115.73 feet to a point of curvature;  
 (26) thence 57.61 feet along the arc of a 140.73 foot radius curve to the left through a central angle of  $23^{\circ}27'14''$  (Long Chord Bears South  $43^{\circ}59'28''$  East 57.21 feet);  
 (27) thence South  $55^{\circ}43'05''$  East 24.27 feet to a point of curvature;  
 (28) thence 24.18 feet along the arc of a 41.63 foot radius curve to the right through a central angle of  $33^{\circ}16'26''$  (Long Chord Bears South  $39^{\circ}14'18''$  East 23.84 feet);  
 (29) thence South  $22^{\circ}45'31''$  East 98.24 feet to a point of curvature;  
 (30) thence 35.45 feet along the arc of a 80.17 foot radius curve to the right through a central angle of  $25^{\circ}20'06''$  (Long Chord Bears South  $10^{\circ}05'28''$  East 35.16 feet);  
 (31) thence South  $02^{\circ}34'35''$  West 104.70 feet; thence North  $53^{\circ}29'05''$  East 750.84 feet; thence South  $50^{\circ}35'06''$  East 249.76 feet to a point of curvature; thence 198.41 feet along the arc of a 446.00 foot radius curve to the right through a central angle of  $25^{\circ}29'18''$  (Long Chord Bears South  $37^{\circ}50'27''$  East 196.77 feet); thence South  $25^{\circ}05'48''$  East 153.97 feet to a point of curvature; thence 202.65 feet along the arc of a 534.00 foot radius curve to the left through a central angle of  $21^{\circ}44'36''$  (Long Chord Bears South  $35^{\circ}58'06''$  East 201.44 feet); thence South  $46^{\circ}50'25''$  East 359.55 feet to a point of curvature; thence 89.28 feet along the arc of a 484.00 foot radius curve to the left through a central angle of  $10^{\circ}34'08''$  (Long Chord Bears South  $52^{\circ}07'29''$  East 89.15 feet); thence South  $57^{\circ}24'33''$  East 121.42 feet to a point of curvature; thence 47.33 feet along the arc of a 68.00 foot radius curve to the right through a central angle of  $39^{\circ}52'56''$  (Long Chord Bears South  $37^{\circ}28'05''$  East 46.38 feet) to a point being North  $64^{\circ}54'35''$  East 28.06 feet from the Northeast Corner of Section 29; thence South  $60^{\circ}11'42''$  East 91.28 feet to a point of curvature; thence 157.21 feet along the arc of a 916.00 foot radius curve to the left through a central angle of  $09^{\circ}50'01''$  (Long Chord Bears South  $28^{\circ}01'03''$  West 157.02 feet); thence South  $23^{\circ}06'02''$  West 275.11 feet to a point of curvature; thence 47.66 feet along the arc of a 216.00 foot radius curve to the left through a central angle of  $12^{\circ}38'28''$  (Long Chord Bears South  $16^{\circ}46'48''$  West 47.56 feet); thence South  $10^{\circ}27'34''$  West 105.01 feet to a point of curvature;  
 thence 69.21 feet along the arc of a 334.00 foot radius curve to the right through a central angle of  $11^{\circ}52'19''$  (Long Chord Bears South  $16^{\circ}23'44''$  West 69.08 feet; thence South  $22^{\circ}19'54''$  West 275.29 feet to a point of curvature; thence 443.27 feet along the arc of a 384.00 foot radius curve to the right through a central angle of  $66^{\circ}08'19''$  (Long Chord Bears South  $55^{\circ}24'03''$  West 419.06 feet); thence South  $88^{\circ}28'13''$  West 325.81 feet to the center line of the Timpanogos Canal; thence along the center line of the Timpanogos Canal the following five (5) courses:  
 (1) thence South  $41^{\circ}00'48''$  East 27.68 feet to a point of curvature;  
 (2) thence 111.67 feet along the arc of a 196.55 foot radius curve to the left through a central angle of  $32^{\circ}33'07''$  (Long Chord Bears South  $57^{\circ}18'02''$  East 110.17 feet);  
 (3) thence South  $73^{\circ}35'16''$  East 65.33 feet to a point of curvature;  
 (4) thence 39.61 feet along the arc of a 65.33 foot radius curve to the right through a central angle of  $34^{\circ}44'36''$  (Long Chord Bears South  $56^{\circ}18'04''$  East 39.01 feet);  
 (5) thence South  $39^{\circ}00'51''$  East 90.46 feet; thence South  $89^{\circ}49'39''$  West 662.60 feet; thence South  $00^{\circ}10'21''$  East 43.56 feet; thence South  $49^{\circ}09'39''$  West 1056.00 feet; thence South  $89^{\circ}49'39''$  West 512.35 feet to the quarter section line; thence North  $0^{\circ}41'38''$  West 2067.72 feet.

along the quarter section line to North Quarter corner of Section 29, being also the point of beginning.

Together with an undivided twenty-five percent (25%) interest in and to all minerals and mineral rights, including mining claims, held by Grantor in the subject property as disclosed by that certain Warranty Deed recorded March 14, 1986 as Entry No. 137983 in Book 179 at Page 272 of Official Records.

AND

A description of a parcel of land to be dedicated as green space, situate within Section 21, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Beginning on the Section line at the Northeast corner of Parcel 21-5051, North 0°09'12" West, more or less, 740.84 feet from the Southeast corner of said Section 21 and running; thence South 89°14'34" West more or less along the north line of said parcel 21-5051 4190.34 feet to the northwest corner of parcel 21-5051; thence North 0°09'12" West, more or less, parallel to the East Section line of Section 21 1185.14 feet; thence North 89°14'34" East, more or less, parallel the north line of parcel 21-5051 4190.34 feet to the East line of Section 21; thence South 0°09'12" East, more or less, along the East Section line of Section 21 1185.14 feet to the point of beginning

Less and excepting therefrom that portion of the subject property as disclosed by that certain Quit Claim Deed recorded September 12, 2007 as Entry No. 325866 in Book 949 at Page 1308, being described as follows:

(Red Ledges Tank Site)

All of a certain parcel of land, designated as Red Ledges Tank site, said parcel located in the South half of Section 21, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at the Southwest corner of above mentioned Section 21 (Basis of Bearing North 00°42'24" East 2663.75 feet between the Southwest corner and the West quarter corner of said Section 21); thence North 00°42'24" East along the West line of said section for 1395.32 feet; thence South 89°17'36" East perpendicular to said West line for 2567.46 feet to the point of beginning; thence North 57°19'26" East for 403.78 feet; thence South 32°52'07" East for 364.68 feet; thence South 59°37'10" West for 430.34 feet; thence North 28°33'40" West for 348.34 feet to the point of beginning.

Together with an undivided twenty-five percent (25%) interest in and to all minerals and mineral rights, including mining claims, held by Grantor in the subject property as disclosed by that certain Warranty Deed recorded March 14, 1986 as Entry No. 137983 in Book 179 at Page 272 of Official Records.