

AFTER RECORDING, PLEASE RETURN TO:

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

SPECIAL WARRANTY DEED

Portions of Tooele County Tax Parcel Nos.: 04-070-0-0031, 04-070-0-0066, 04-070-0-0086, 05-016-0-0041 and 05-019-0-0074

FOR GOOD AND VALUABLE CONSIDERATION, **SKULL VALLEY COMPANY, LTD, a Utah limited partnership; UINTAH LAND COMPANY, L.C., a Utah limited liability company; BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company; and ARIMO CORPORATION, an Idaho corporation, as their interests may appear** (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 11th day of July, 2019.

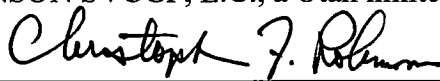
GRANTORS:

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

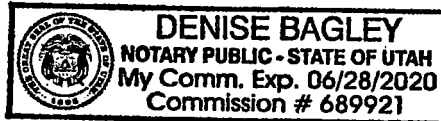
STATE OF UTAH)
) :ss.
COUNTY OF DAVIS)

The foregoing instrument was signed before me this 11th day of July, 2019, by Paul L. Freed, the Manager of Freed SVCGP, L.C.

Denise Bagley
NOTARY PUBLIC
Residing at: Salt Lake City, UT

My Commission Expires:

06/28/2020



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

The foregoing instrument was signed before me this 11th day of July, 2019, 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, UT

My Commission Expires:

06/28/2020

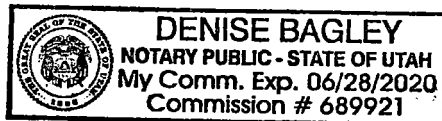


EXHIBIT "A"

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

Beginning at a point which lies South $00^{\circ}18'28''$ West along the section line 343.69 feet from the Northwest Corner of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, (basis of bearing being South $00^{\circ}18'28''$ West between the Northwest Corner and West Quarter Corner of Section 1, T2S, R4W) to the south right-of-way line of Sunset Road, said point lies North $89^{\circ}11'19''$ West along the extension of the north line of Pastures at Saddleback P.U.D. Plat 5 as recorded in the office of the Tooele County Recorder as Entry No. 459898 74.92 feet; and running thence North $00^{\circ}18'28''$ East along said section line 70.00 feet; thence North $89^{\circ}11'19''$ West 500.33 feet; thence North $00^{\circ}35'18''$ 379.74 feet; thence North $00^{\circ}14'50''$ East 58.97 feet; thence northwesterly along the arc of a 660.00 foot radius non-tangent curve to the right, the center of which bears North $02^{\circ}24'22''$ East, through a central angle of $57^{\circ}46'52''$ a distance of 665.59 feet; thence North $29^{\circ}48'46''$ West 131.91 feet; thence North $00^{\circ}19'45''$ West 0.57 feet; thence North $86^{\circ}21'12''$ West 0.34 feet; North $29^{\circ}48'46''$ West 133.70 feet; thence northwesterly along the arc of a 615.00 foot radius tangent curve to the left, the center of which bears South $60^{\circ}11'14''$ West, through a central angle of $21^{\circ}02'22''$ a distance of 225.83 feet; thence northwesterly along the arc of a 915.00 foot radius compound curve to the left, the center of which bears South $39^{\circ}08'52''$ West, through a central angle of $05^{\circ}56'53''$ a distance of 94.99 feet; thence westerly along the arc of a 55.00 foot radius compound curve to the left, the center of which bears South $33^{\circ}11'59''$ West, through a central angle of $99^{\circ}37'02''$ a distance of 95.63 feet; thence southerly along the arc of a 212.00 foot radius compound curve to the left, the center of which bears South $66^{\circ}25'03''$ East, through a central angle of $22^{\circ}44'36''$ a distance of 84.15 feet; thence North $89^{\circ}09'38''$ West 60.00 feet; thence North $00^{\circ}50'22''$ East 71.91 feet; thence northerly along the arc of a 985.50 foot radius non-tangent curve to the left, the center of which bears South $86^{\circ}00'33''$ West, through a central angle of $03^{\circ}00'53''$ a distance of 51.85 feet; thence northwesterly along the arc of a 135.50 foot radius compound curve to the left, the center of which bears South $82^{\circ}59'39''$ West, through a central angle of $31^{\circ}47'33''$ a distance of 75.19 feet; thence northwesterly along the arc of a 50.50 foot radius compound curve to the left, the center of which bears South $51^{\circ}12'06''$ West, through a central angle of $32^{\circ}57'24''$ a distance of 29.05 feet; thence westerly along the arc of a 915.00 foot radius compound curve to the left, the center of which bears South $18^{\circ}14'42''$ West, through a central angle of $17^{\circ}32'08''$ a distance of 280.04 feet; thence North $00^{\circ}36'25''$ East 120.00 feet; thence easterly along the arc of a 1035.00 foot radius non-tangent curve to the right, the center of which bears South $00^{\circ}41'52''$ West, through a central angle of $18^{\circ}18'59''$ a distance of 330.87 feet; thence easterly along the arc of a 60.50 foot radius reverse curve to the left, the center of which bears North $19^{\circ}00'51''$ East, through a central angle of $40^{\circ}51'44''$ a distance of 43.15 feet; thence easterly along the arc of a 107.00 foot radius reverse curve to the right, the center of which bears South $21^{\circ}50'52''$ East, through a central angle of $16^{\circ}41'01''$ a distance of 31.16 feet; thence northeasterly along the arc of a 50.50 foot radius reverse curve to the left, the center of which bears North $05^{\circ}09'52''$ West, through a central angle of $59^{\circ}15'45''$ a distance of 52.23 feet; thence North $25^{\circ}34'25''$ East 108.85 feet; thence South $64^{\circ}25'35''$ East 60.00 feet; thence South $25^{\circ}34'25''$ West 106.32 feet; thence southerly along the arc of a 55.00 foot radius tangent curve to the left, the center of which bears South $64^{\circ}25'36''$ East, through a central angle of $58^{\circ}21'09''$ a distance of 56.01 feet; thence southeasterly along the arc of a 107.00 foot radius reverse curve to the right, the center of which

bears South 57°13'15" West, through a central angle of 16°54'10" a distance of 31.57 feet; thence southeasterly along the arc of a 50.50 foot radius reverse curve to the left, the center of which bears North 74°07'26" East, through a central angle of 42°24'09" a distance of 37.37 feet; thence southeasterly along the arc of a 1035.00 foot radius reverse curve to the right, the center of which bears South 31°43'17" West, through a central angle of 07°25'35" a distance of 134.15 feet; thence southeasterly along the arc of a 735.00 foot radius compound curve to the right, the center of which bears South 39°08'52" West, through a central angle of 21°02'22" a distance of 269.90 feet; thence South 29°48'46" East 266.30 feet; thence southeasterly along the arc of a 540.00 foot radius tangent curve to the left, the center of which bears North 60°11'14" East, through a central angle of 59°32'59" a distance of 561.24 feet; thence South 89°21'45" East 403.51 feet; thence southeasterly along the arc of an 814.00 foot radius tangent curve to the right, the center of which bears South 00°38'15" West, through a central angle of 05°12'01" a distance of 73.88 feet to the section line; thence North 00°16'05" East along said section line 50.22 feet; thence South 84°29'08" East 79.46 feet; thence South 73°58'36" East 158.91 feet; thence South 63°28'04" East 158.91 feet; thence South 52°57'33" East 79.46 feet; thence South 81°36'41" East 93.53 feet; thence South 71°54'38" East 139.25 feet; thence northeasterly along the arc of a 550.00 foot radius non-tangent curve to the right, the center of which bears South 48°54'32" East, through a central angle of 23°54'26" a distance of 229.49 feet to the west line of Pastures at Saddleback P.U.D. Plat 3 as recorded in said office as Entry No. 439192; thence along said west line the following six (6) courses and distances: 1) South 04°10'12" East 10.71 feet, 2) southwesterly along the arc of a 540.00 foot radius non-tangent curve to the left, the center of which bears South 25°24'21" East, through a central angle of 13°57'09" a distance of 131.50 feet, 3) South 39°21'29" East 70.00 feet, 4) South 10°49'35" East 343.96 feet, 5) South 24°35'12" East 88.11 feet and 6) South 89°28'52" East 163.71 feet; thence South 06°04'10" East 47.18 feet to the north line of Pastures at Saddleback P.U.D. Plat 7 as recorded as Entry No. 471685 in said office; thence North 89°11'19" West along said north line and the extension thereof, the north line of Pastures at Saddleback P.U.D. Plat 6 as recorded as Entry No. 469025 in said office, and the north line of said Plat 5 1,052.26 feet to the point of beginning.

Containing approximately 992,739 Square Feet or approximately 22.79 Acres

Portions of Tooele County Tax Parcel Nos. 04-070-0-0031, 04-070-0-0066, 04-070-0-0086, 05-016-0-0041 and 05-019-0-0074