

MAIL TAX NOTICE TO:

GRANTEE
1055 E 2100 S #206
SALT LAKE CITY, UT 84106
27132



HIGH COUNTRY TITLE

SPECIAL WARRANTY DEED

For valuable consideration, the receipt and sufficiency of which are acknowledged,
Mary Ann Hearn, as Successor Trustee of The Elbert W. Gardner Family Trust (Restated) dated December 09, 1982 ("Grantor"), hereby CONVEYS and WARRANTS against all claiming by, through or under it to

Benloch Ranch Holdings, LLC

, ("Grantee")

the real property situated in Wasatch County, State of Utah, and described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: all taxes and assessments, zoning and other governmental restrictions, reservations in patents and all covenants, conditions, restrictions, easements, rights-of-way, encumbrances, liens and other matters of record, and all matters that could be revealed or disclosed by and accurate ALTA Survey or physical inspection of the Property, Grantor agrees to warrant and defend Grantee's title to the Property against the acts of Grantor, but none other.

WITNESS, the hand of said grantor, this 26 day of May, 2022.

Elbert W. Gardner Family Trust (Restated) dated
December 09, 1982

Mary Ann Hearn
By Mary Ann Hearn, Successor Trustee

STATE OF ARIZONA

COUNTY OF *Maricopa*

)
(ss.
)

On the 26 day of May, 2022, personally appeared before me **Mary Ann Hearn**, as
Successor Trustee of **The Elbert W. Gardner Family Trust (Restated) dated December 09, 1982**, the
signer of the foregoing instrument, who duly acknowledged to me that she executed the same, for and on
behalf of said Trust as the Successor Trustee thereof.

Dianne L. Evenson
Notary Public

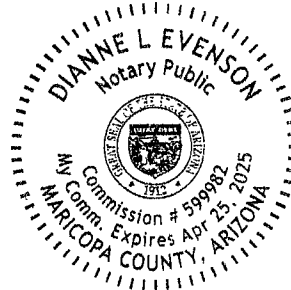


EXHIBIT "A"

PARCEL 2 - TALISMAN, PHASE 3 (SOUTH)

Beginning at a point which is South $00^{\circ}01'28''$ East along the section line 1,893.88 feet and West 274.50 feet from the Northeast Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South $20^{\circ}19'20''$ East 244.88 feet; thence South $04^{\circ}03'42''$ East 220.13 feet; thence South $39^{\circ}49'20''$ West 99.60 feet; thence North $64^{\circ}08'49''$ West 207.91 feet; thence North $79^{\circ}44'04''$ West 241.91 feet; thence North $00^{\circ}42'25''$ West 239.69 feet; thence North $87^{\circ}59'29''$ West 77.25 feet; thence Westerly, a distance of 110.54 feet along a curve to the left having a radius of 175.00 feet and a central angle of $36^{\circ}11'27''$; thence South $55^{\circ}49'04''$ West 103.10 feet; thence Westerly, a distance of 141.44 feet along a curve to the right having a radius of 300.00 feet and a central angle of $27^{\circ}00'45''$; thence South $07^{\circ}10'11''$ East 246.15 feet; thence North $82^{\circ}02'05''$ West 270.06 feet; thence North $21^{\circ}33'23''$ East 242.40 feet; thence Northwesterly, a distance of 250.20 feet along a non tangent curve to the right of which the radius point lies North $21^{\circ}33'23''$ East a radius of 300.00 feet and having a central angle of $47^{\circ}47'02''$; thence North $20^{\circ}39'35''$ West 117.56 feet; thence South $69^{\circ}20'25''$ West 225.77 feet; thence North $19^{\circ}34'37''$ West 330.25 feet; thence South $89^{\circ}55'22''$ East 1,279.72 feet; thence South $46^{\circ}57'50''$ West 87.00 feet; thence South $48^{\circ}58'07''$ East 21.04 feet; thence Southerly, a distance of 190.03 feet along a curve to the right having a radius of 185.00 feet and a central angle of $58^{\circ}51'16''$; thence East 178.03 feet to the POINT OF BEGINNING.

PARCEL 3 - TALISMAN, PHASE 4, UNIT 1 (SOUTH)

Beginning at a point which is South $00^{\circ}01'28''$ East along the section line 2,105.01 feet and West 2,045.99 feet from the Northeast Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South $54^{\circ}41'24''$ West 155.27 feet; thence South $66^{\circ}41'32''$ West 155.27 feet; thence North $88^{\circ}29'43''$ West 277.57 feet; thence South $78^{\circ}51'18''$ West 274.65 feet; thence North $56^{\circ}23'05''$ West 386.38 feet; thence North $35^{\circ}06'45''$ West 206.28 feet; thence North $60^{\circ}00'00''$ West 206.92 feet; thence North $79^{\circ}04'55''$ West 97.68 feet; thence South $60^{\circ}00'00''$ West 171.00 feet; thence North $55^{\circ}28'57''$ West 218.94 feet; thence North $45^{\circ}00'00''$ West 161.56 feet; thence South $89^{\circ}55'22''$ East 1,885.11 feet; thence South $11^{\circ}02'49''$ East 466.54 feet to the POINT OF BEGINNING.

PARCEL 4 - TALISMAN, PHASE 4, UNIT 3 (SE)

Beginning at a point which is South $89^{\circ}09'49''$ East along the section line 2.42 feet and South 1,649.96 feet from the Northwest Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South $89^{\circ}55'22''$ East 460.97 feet; thence South $40^{\circ}03'22''$ East 13.72 feet; thence South $11^{\circ}19'05''$ West 35.86 feet; thence South $39^{\circ}42'57''$ East 163.14 feet; thence South $66^{\circ}53'46''$ West 556.65 feet; thence North $82^{\circ}54'51''$ West 54.86 feet; thence North $00^{\circ}05'02''$ West 383.44 feet to the POINT OF BEGINNING.

Wasatch County Tax Serial Numbers: 0TF-1ORD-0, OWC-0491-4, OWC-0491-5, OWC-0491-6, OWC-0491-7, OWC-0491-8, OWC-0491-9 and OWC-0491-A

* * *