

Warranty Deed

Grantor: Benjamin A. Fitzgerald and Syndi R. Fitzgerald

hereby

CONVEY AND WARRANT

to:

Grantee: Jaffa Lynch Investor Group, LLC
Of: 4490 North Forest Dale Drive, #220, Park City, UT 84098

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:

See Attached Legal Description

Together with all appurtenances thereunto belonging.

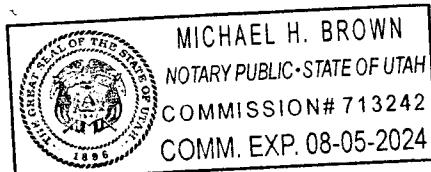
This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 8TH DAY OF JUNE 2022.

) Benjamin A. Fitzgerald
) Benjamin A. Fitzgerald
) Syndi R. Fitzgerald

State of Utah)
County of Wasatch) ss

On the 9th day of June 2022, personally appeared before me, Benjamin A. Fitzgerald and Syndi R. Fitzgerald, the signers of the within instrument, who duly acknowledged to me that they executed the same.



NOTARY PUBLIC

Legal Description

BEGINNING AT A POINT THAT IS S89°35'38"W 1008.31 FEET AND SOUTH 318.58 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S53°18'58"W 339.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2914.90 FEET; THENCE NORTHWESTERLY 239.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'27" (CHORD BEARING AND DISTANCE BEING N23°47'23"W 239.38 FEET); THENCE N56°17'51"E 214.39 FEET; THENCE N21°30'13"W 147.69 FEET; THENCE N05°51'07"E 159.38 FEET; THENCE N70°06'37"E 147.50 FEET; THENCE N20°14'15"W 56.13 FEET; THENCE N69°45'45"E 80.00 FEET; THENCE S20°14'15"E 76.13 FEET; THENCE S69°45'45"W 70.00 FEET; THENCE S08°55'39"E 471.87 FEET TO THE POINT OF BEGINNING.

Parcel Nos. 00-0021-2742 and 00-0021-2743

Beginning at the Northwest corner of the Clark Fitzgerald property at a point where Easterly boundary of Highway 40 corners the North boundary fence of the Clark Fitzgerald property (said beginning point being the intersecting point of the existing right of way fence and the existing fence that runs along the North side of the property presently occupied by Clark Fitzgerald), being historically described as being at a point 2.10 chains East and 14.70 chains North 2°30' East and North 2°30' East 7.01 chains from the Southwest corner of the Southeast quarter of the Northwest quarter of Section 29, Township 3 South, Range 5 East; and running thence East 560 feet along the North property line fence of the Clark Fitzgerald property; thence North 480 feet; thence West to the Easterly boundary of Highway 40; thence Southerly along the Easterly boundary line of Highway 40 the point of beginning.

Excepting therefrom that part of the above described property heretofore conveyed to J. Sterling Anderson and Louanna F. Anderson by deed from the Grantor, dated March 1, 1977, in Book 127 at Page 300.

Parcel No. 00-0013-3327

Commencing at a point on the Easterly boundary of Highway 40, said point having State Plane Rectangular Coordinates of X:2025443.25 and Y:S01514.54 (based on the Lambert Conformal Projection, Utah Central Zone), said point also being South 917.71 feet and East 1503.15 feet from the Northwest corner of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South 10°26'07" East along said Highway boundary 74.18 feet; thence continuing along said boundary South 08°03'49" East 104.45 feet; thence South 89°40'17" East 295.97 feet; thence North 14°28'33" West along a fence line 219.97 feet; thence South 82°36'15" West partially along a fence line 271.32 feet to the point of beginning.

Parcel No. 00-0000-5483

BEGINNING SOUTH 1224.30 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; WEST 953.45 FEET; NORTH 140 FEET; WEST 154.9 FEET; NORTHERLY ALONG HWY 40 322 FEET; EAST 1119.36 FEET; SOUTH 462 FEET TO BEGINNING.

Parcel No. 00-0007-8944

BEGINNING SOUTH 00°41'51" EAST 1229.93 FEET AND SOUTH 89°12'19" WEST 501.96 FEET FROM THE ORIGINAL STONE MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°12'19" WEST 54.51 FEET; THENCE NORTH 00°14'38" EAST 480.00 FEET; THENCE SOUTH 89°45'22" EAST 54.50 FEET; THENCE SOUTH 00°14'38" WEST 479.01 FEET TO THE POINT OF BEGINNING.

Parcel No. 00-0020-0510