

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.: 04-070-0-0091 and 04-071-0-0036

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, a Utah general partnership, formerly known as 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 4th day of January, 2021.

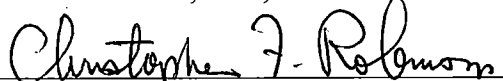
GRANTORS:

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,
A Utah general partnership, formerly known as
BEAVER CREEK INVESTMENTS, L.C.,
A Utah limited liability company
By: its General Partner, CFR BCIGP, 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

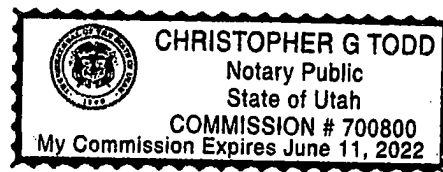
STATE OF UTAH)
) :ss.
COUNTY OF DAVIS)

The foregoing instrument was signed before me this 4 day of January, 2021, by Paul L. Freed, the Manager of Freed SVCGP, L.C., as General Partner of Skull Valley Company, LTD.

Christopher G. Todd
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UTAH

My Commission Expires:

6-11-22



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

The foregoing instrument was signed before me this 4 day of January, 2021, by Christopher F. Robinson as: the Manager of Robinson SVCGP, L.C., as General Partner of Skull Valley Company, LTD; a Manager of Uintah Land Company, L.C., the Manager of CFR BCIGP, L.C., as General Partner of Beaver Creek Investments, fka Beaver Creek Investments, L.C.; and the President of Arimo Corporation.

Christopher G. Todd
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UTAH

My Commission Expires:

6-11-22

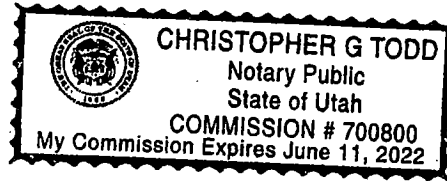


EXHIBIT "A"

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

Beginning at a point that lies North 00°16'05" East along the section line 372.47 feet and West 9.15 feet from the Southwest Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, established North 00°51'16" East 304.93 feet, from the 1985 Tooele County Dependent Resurvey Witness Corner (Stamped 1983) (basis of bearing being North 00°16'05" East between the Southwest Corner and the West Quarter Corner of Section 36, Township 1 South, Range 4 West SLB&M) and running thence North 25°28'45" East 120.24 feet; thence North 64°31'15" West 32.50 feet; thence North 25°28'45" East 435.85 feet; thence North 00°15'53" East 223.01 feet; thence South 89°44'07" East 160.00 feet; thence South 00°15'53" West 67.50 feet; thence southeasterly along the arc of a 20.00 foot radius tangent curve to the left, through a central angle of 90°00'00" a distance of 31.42 feet (chord bearing S 44°44'07" E, chord length 28.28'); thence South 89°44'07" East 30.05 feet; thence easterly along the arc of a 130.00 foot radius tangent curve to the right, through a central angle of 22°33'56" a distance of 51.20 feet (chord bearing S 78°27'10" E, chord length 50.87'); thence South 67°10'12" East 151.18 feet; thence easterly along the arc of a 70.00 foot radius tangent curve to the left, through a central angle of 84°03'05" a distance of 102.69 feet (chord bearing N 70°48'16" E, chord length 93.72'); thence northeasterly along the arc of a 230.00 foot radius reverse curve to the right, through a central angle of 34°35'39" a distance of 138.87 feet (chord bearing N 46°04'33" E, chord length 136.77') to 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; thence along the west line of said Plat 3 the following two (2) courses and distances: 1) South 02°05'40" East 121.40 feet and 2) South 04°10'12" East 717.60 feet to the north line of Pastures at Saddleback P.U.D. Plat 9 as recorded in said office as Entry No. 490115; thence along said north line the following seven (7) courses and distances: 1) southwesterly along the arc of a 550.00 foot radius non-tangent curve to the left, through a central angle of 23°54'26" a distance of 229.49 feet (chord bearing S 53°02'42" W, chord length 227.83'), 2) North 71°54'38" West 139.25 feet, 3) North 81°36'41" West 93.53 feet, 4) North 52°57'33" West 79.46 feet, 5) North 63°28'04" West 158.91 feet, 6) North 73°58'36" West 158.91 feet and 7) North 84°29'08" West 20.99 feet; thence North 25°28'45" East 6.55 feet; thence North 60°49'15" West 80.17 feet to the point of beginning.

Containing 589,509 square feet or 13.533 acres, 41 lots, 2 open space parcels, and 4 streets.

Portions of Tooele County Tax Parcel Nos. 04-070-0-0091 and 04-071-0-0036