

WHEN RECORDED MAIL TO:

GRNOBL Fitzgerald Farm Owner, LLC
1148 W. Legacy Crossing Blvd. #320
Centerville, UT 84014

Attn: AJ Green

File No.: 171763-DMP

Ent 551326 Bk 1491 Pg 1659 - 1662
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Oct 16 03:08PM Fee: \$40.00 CO
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Effective as of October 15, 2024

In Reference to Tax ID Number(s):

00-0013-3335, 00-0013-3327, 00-0020-0510 and 00-0007-8944

00-0022-0538 00-0021-9611

WHEN RECORDED MAIL TAX STATEMENTS TO:
 GRNOBL Fitzgerald Farm Owner, LLC
 1148 W. Legacy Crossing Blvd., #320
 Centerville, UT 84014

Attn: A.J. Green

~~00-0022-0938, 00-0021-9871~~

(Space Above for Recorder's Use)

Tax Id No.: 00-0013-3335, 00-0013-3327, 00-0020-0510 and 00-0007-8944

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Jaffa Lynch Investor Group, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants to GRNOBL Fitzgerald Farm Owner, LLC, a Utah limited liability company, whose address is 118 West Legacy Crossing Boulevard, Suite 320, Centerville, Utah 84014 ("Grantee"), that certain real property (the "Property") located in Wasatch County, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, together with all improvements installed upon the Property and all of the rights and appurtenances pertaining thereto, including, but not limited to, all easements, privileges, entitlements, rights of way and appurtenances benefiting the Property, and any development rights, air rights, mineral, oil and gas and other subsurface rights appurtenant to the Property, and all right, title, and interest of Grantor in and to adjacent streets, alleys easements and rights of way subject, however, to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property.

GRANTOR:

Jaffa Lynch Investor Group, LLC, a Utah limited liability company

By: Jaffa Lynch, LLC,
 a Utah limited liability company

Its: Manager

By: _____

Scott L. Jaffa
 Manager

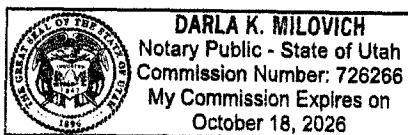
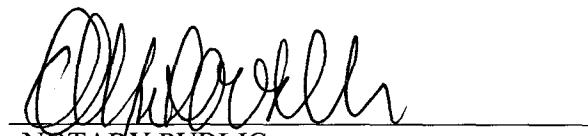
By: _____

Michael Lynch
 Michael Lynch
 Manager

Date of Execution: July 31, 2024

STATE OF UTAH)
 COUNTY OF Salt Lake)
 : ss.
)

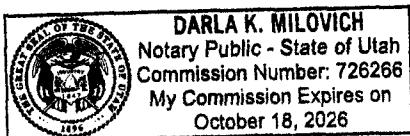
The foregoing document was duly acknowledged before me this 31st day of July, 2024, by Scott L. Jaffa in such person's capacity as the Manager of Jaffa Lynch, LLC, a Utah limited liability company which entity is named a Manager to Jaffa Lynch Investor Group, LLC, a Utah limited liability company.

NOTARY PUBLIC

STATE OF UTAH)
 COUNTY OF Salt Lake)
 : ss.
)

The foregoing document was duly acknowledged before me this 31st day of July, 2024, by Michael Lynch in such person's capacity as the Manager of Jaffa Lynch, LLC, a Utah limited liability company which entity is named a Manager to Jaffa Lynch Investor Group, LLC, a Utah limited liability company.




NOTARY PUBLIC

Exhibit A
to the Special Warranty Deed

Legal Description of the Property

That certain real property located in Wasatch County, Utah more particularly described as follows:

A parcel of land situate in the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°41'38" East 1,255.60 feet along the quarter section line from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 00°41'38" East 427.16 feet; thence South 89°15'44" West 902.37 feet; thence North 00°43'47" West 326.38 feet; thence North 66°34'02" East 129.65 feet; thence North 62°30'49" East 267.14 feet; thence Northwesterly 87.04 feet along the arc of a 1,964.50 foot radius curve to the left (center bears South 83°23'56" West and the chord bears North 07°52'13" West 87.03 feet with a central angle of 02°32'19"); thence South 62°28'41" West 253.27 feet; thence Northwesterly 405.60 feet along the arc of a 1,726.00 foot radius curve to the left (center bears South 83°30'47" West and the chord bears North 13°13'09" West 404.67 feet with a central angle of 13°27'51"); thence North 19°57'04" West 177.99 feet; thence Northwesterly 57.97 feet along the arc of a 132.00 foot radius curve to the left (center bears South 70°02'56" West and the chord bears North 32°31'59" West 57.51 feet with a central angle of 25°09'52"); thence North 45°06'53" West 39.23 feet; thence Northeasterly 132.06 feet along the arc of a 384.00 foot radius curve to the left (center bears North 43°37'21" West and the chord bears North 36°31'32" East 131.41 feet with a central angle of 19°42'15"); thence North 26°40'24" East 110.76 feet; thence Northeasterly 85.09 feet along the arc of a 316.00 foot radius curve to the right (center bears South 63°19'36" East and the chord bears North 34°23'14" East 84.83 feet with a central angle of 15°25'40"); thence Southeasterly 30.98 feet along the arc of a 18.00 foot radius curve to the left (center bears South 47°53'56" East and the chord bears South 07°12'40" East 27.30 feet with a central angle of 98°37'28"); thence Southeasterly 277.98 feet along the arc of a 435.50 foot radius curve to the right (center bears South 33°28'36" West and the chord bears South 38°14'14" East 273.29 feet with a central angle of 36°34'20"); thence South 19°57'04" East 181.74 feet; thence Southeasterly 447.13 feet along the arc of a 2,035.50 foot radius curve to the right (center bears South 70°03'09" West and the chord bears South 13°39'29" East 446.23 feet with a central angle of 12°35'09"); thence North 62°30'49" East 414.30 feet; thence South 20°56'58" East 309.11 feet to the point of beginning.