MAIL TAX NOTICES TO: FIG UT 1, LLC, a Utah limited liability company 3278 W 1150 S Provo, UT 84601

ENT 55694:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Aug 24 01:07 PM FEE 40.00 BY CS
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

UW-13959

WARRANTY DEED

WARRANTY DEED	
Vanquish Capital, LLC, a Utah limited liability company	_
hereby CONVEY and WARRANT to	Grantor,
FIG UT 1, LLC, a Utah limited liability company	
for good and valuable consideration, the following tract of lar	Grantee, ad in UTAH County, State of Utah, to-wit
See Attached Exhibit "A"	
Subject to easements, restrictions and rights of way appearing taxes and thereafter.	of record and enforceable in law and subject to 2023
WITNESS the hand of said grantor, this August 22, 2023	
Vanquish Capital, LLC, a Utah limited liability company Michael & Miller By: Michael C. Miller	
Its: Manager Virginia STATE OF	nael C. Miller, Manager of Vanquish Capital, LLC, a Utah ent, who duly acknowledged to me that _he_ executed the
Mohamud Aden REGISTRATION NUMBER 7898118 COMMISSION EXPIRES March 31, 2026	Notary Public Electronic Notary Public 03/31/2026

Notarized online using audio-video communication

ENT 55694:2023 PG 2 of 3

EXHIBIT "A"

UW-13959

Parcel 1:

A Parcel of Land lying in the Northwest ¼ and the Northeast ¼ of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian and being further described as follows:

Beginning at a point on the West Line of Randolph's Acre Subdivision, Plat "A", which point lies North 89°45'12" East 54.57 feet along the Section Line and South 1270.77 feet from the North 1/4 Corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said subdivision the following two courses to wit: (1) South 0°58'20" East 87.85 feet, (2) South 67°30'00" East 237.34 feet; thence South 3°23'14" West 376.46 feet; thence North 88°06'09" West 253.46 feet; thence South 0°21'44" West 27.30 feet; thence South 4°15'41" East 6.84 feet; thence South 88°02'03" East 6.41 feet; thence South 3.82 feet; thence West 204.97 feet; thence North 4°11'33" East 387.93 feet; thence North 85°48'27" West 315.50 feet; thence South 38°59'57" West 318.31 feet to the Northerly Line of U.S. Highway 6; thence along Highway 6 the following four courses to wit: (1) North 55°00'24" West 46.43 feet, (2) North 51°05'26" West 333.63 feet, (3) North 51°29'54" West 480.77 feet, (4) North 49°41'03" West 63.18 feet; thence North 14°06'45" East 355.65 feet; thence South 71°45'22" East 472.28 feet along the remnants of an old fence; thence South 1°20'49" West 4.13 feet; thence South 71°10'50" East 115.15 feet; thence South 0°01'23" West 11.74 feet; thence South 70°28'37" East 150.20 feet; thence North 4°00'00" West 21.61 feet; thence South 70°45'00" East 39.68 feet; thence North 23.23 feet; thence South 70°47'24" East 332.91 feet along an existing Boundary Line Agreement (Entry #36074: 1986); thence South 69°30'48" East 245.96 feet continuing along said Boundary Line Agreement; thence South 27.27 feet; thence South 70°45'01" East 46.53 feet; thence South 42.01 feet; thence East 51.33 feet to the point of beginning.

And

Road Description for Parcel 32-007-0133 - Right-of-Way Area #2:

Beginning at a point located North 89°45'12" East 41.82 feet along the section line and South 1063.66 feet from the North Quarter Corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 207.06 feet; thence West 38.59 feet; thence North 42.01 feet; thence North 00°21'44" East 34.04 feet; thence North 00°09'44" West 162.79 feet; thence South 50°42'27" East 50.18 feet to the point of beginning.

And

Road Description for Parcel 32-006-0106 - Right-of-Way Area #1:

Beginning at a point South 88°35'31" West 451.49 feet along the section line and South 1436.17 feet from the North quarter corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 38°59'57" West 335.51 feet; thence North 55°00'24" West 27.57 feet; thence North 38°59'57" East 318.32 feet; thence South 85°48'27"East 33.49 feet to the point of beginning.

And

Legal Description (Parcel 32-007-0134) - Remainder Parcel:

Commencing South 00°09'44" East 1031.64 feet along the quarter section line and South 50°42'27" East 366.19 feet and South 03°23'14" West 596.56 feet from the North quarter corner Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 88°06'09" West 244.73 feet; thence North 88°02'03" West 6.41 feet; thence North 04°15'41" West 6.84 feet; thence North 00°21'44" East 27.30 feet; thence South 88°06'09" East 253.46 feet; thence South 03°23'14" West 34.11 feet to the point of beginning.

And

Road Description for Parcel 32-006-0106 - Right-of-Way Area #3:

Beginning at a point located 88.55 feet South 88°35'31" West along the section line and 1852.60 feet South from the North quarter corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and meridian; thence East 95.04 feet; thence South 61.00 feet; thence North 84°57'48" West 95.88 feet; thence North 00°30'26" East 52.58 feet to the point of beginning.