

~~Tax Notice~~

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
SEND TAX NOTICE TO:
SNMA-AR LLC

433 Ascension Way, 6th Floor
Salt Lake City, Utah 84123
Attn: Jeffrey R. Stephens

ENT 61055:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 15 02:14 PM FEE 40.00 BY MG
RECORDED FOR National Title Agency of Ut
ELECTRONICALLY RECORDED

a portion of Parcel No. 30-009-0071

[Space Above for Recorder's Use]

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ARROWHEAD RANCH, LLC, a Utah limited liability company ("Grantor"), hereby conveys, transfers, assigns and warrants against all who claim by, through, or under Grantor, but no others, to SNMA-AR LLC, a Utah limited liability company, (i) that real property described on "Exhibit A" attached hereto, located in the City of Payson, County of Utah, State of Utah, together with all improvements thereon and appurtenances thereto, and (ii) all rights, privileges, interests, and other personal property owned or held by Seller that is related or appurtenant to said real property, including, without limitation, surveys, plans, construction drawings, specifications, reports, studies, engineering and architectural information, warranties, permits, approvals, licenses, and utility and water rights, shares and interests, in each case to the extent transferable.

SUBJECT TO easements, covenants, restrictions, reservations and rights of way appearing of record, and taxes for the year 2023 and thereafter.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 14th day of September, 2023.

ARROWHEAD RANCH, LLC

a Utah limited liability company

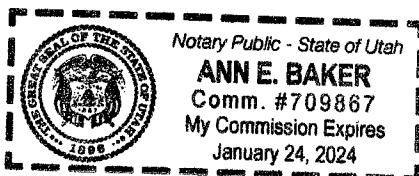
By: [Signature]

Its: Manager

STATE OF UTAH

COUNTY OF Salt Lake ss.

I certify that I know or have satisfactory evidence that Ross S. Holliday is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Manager of Arrowhead Ranch, LLC, a Utah limited liability company.



[Signature]
(Signature of Notary Public)

"EXHIBIT A"
to
SPECIAL WARRANTY DEED
Legal Description

BEGINNING AT A POINT WHICH LIES N00° 28' 24" W 2.96 FEET ALONG THE SECTION LINE, EAST 701.57 FEET AND S43°17'32"W 87.74 FEET FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S46°42'28"E 37.58 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 23.21 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 95°00'00" (THE CHORD BEARS S89°19'30"E 20.64 FEET); THENCE S41°49'30"E 22.29 FEET; THENCE S56°44'26"E 31.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 15.73 FEET ALONG THE ARC OF A 233.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 3°52'05" (THE CHORD BEARS S51°22'59"E 15.73 FEET); THENCE SOUTHEASTERLY 108.19 FEET ALONG THE ARC OF A 288.87 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 21°27'31" (THE CHORD BEARS S67°46'48"E 107.56 FEET); THENCE S74°38'45"E 43.31 FEET; THENCE N89°01'33"E 85.30 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 90°00'00" (THE CHORD BEARS S45°58'27"E 19.80 FEET); THENCE N89°01'33"E 58.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 90°00'00" (THE CHORD BEARS N44°01'33"E 19.80 FEET); THENCE N89°01'33"E 211.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 90°00'00" (THE CHORD BEARS S45°58'27"E 19.80 FEET); THENCE N87°25'42"E 58.02 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 21.45 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 87°48'13" (THE CHORD BEARS N42°55'40"E 19.42 FEET); THENCE N86°49'46"E 56.58 FEET; THENCE S00°58'27"E 661.78 FEET; THENCE S89°01'33"W 56.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 90°00'00" (THE CHORD BEARS N45°58'27"W 19.80 FEET); THENCE S89°01'33"W 58.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 90°00'00" (THE CHORD BEARS S44°01'33"W 19.80 FEET); THENCE S89°01'33"W 491.56 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 90°00'00" (THE CHORD BEARS N45°58'27"W 19.80 FEET); THENCE S89°01'33"W 58.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 21.99 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 90°00'00" (THE CHORD BEARS S44°01'33"W 19.80 FEET); THENCE S89°01'33"W 541.48 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 55.00 FEET ALONG THE ARC OF A 71.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 44°22'52" (THE CHORD BEARS N68°47'01"W 53.63 FEET); THENCE N46°35'35"W 88.71 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 21.93 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 89°46'04" (THE CHORD BEARS N01°42'32"W 19.76 FEET); THENCE N46°42'28"W 39.45 FEET; THENCE N43°17'32"E 913.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.29 ACRES.