

When recorded mail tax notice to:
Blackhawk Partners, LLC
2100 Pleasant Grove Blvd.
Suite 200
Pleasant Grove, Utah 84062

SPECIAL WARRANTY DEED

Elevate Development Partners, LLC,

Grantor(s), of Utah County, Utah, for the sum of \$10.00, and other valuable consideration, hereby CONVEY(S) AND WARRANT(S) AS TO THE ACTS OF GRANTORS ONLY to:

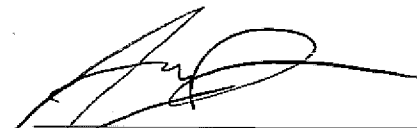
Blackhawk Partners, LLC, a Utah Limited Liability Company,

Grantee(s), whose address is 2100 Pleasant Grove Blvd., Suite 200, Pleasant Grove, Utah 84062, the following described tract of land situated in Utah County, State of Utah:

See Exhibit "A" Attached Hereto

SUBJECT TO easements, rights of way, restrictions, and reservations of record whether they be enforceable at law or in equity and property taxes for the current year.

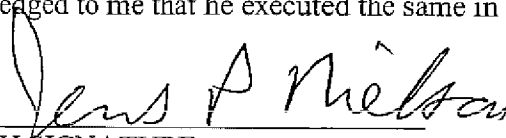
WITNESS the hand of said grantors this 1st day of February 2023.



Austin K Pritchett, Member Manager

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 1 day of February 2023, personally appeared Austin K Pritchett, as Member Manager of Elevate Development Partners, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity.



NOTARY SIGNATURE

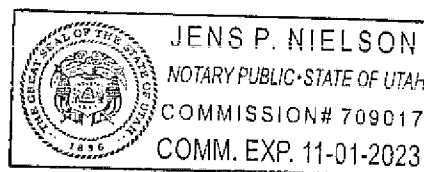


Exhibit A

AN UNDIVIDED 6.89% OF THE FOLLOWING DESCRIBED PROPERTY:

Commencing North 312.25 feet and East 1008.07 feet from the East quarter corner of Section 7, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence N 43° 45' 00" East 22.96 feet; thence South 78° 01' 43" East 316.88 feet; thence South 270.44 feet; thence East 409.19 feet; thence; South 55° 18' 00" West 319.99 feet; thence South 34° 42' 01" East 17 feet; thence South 54 deg. 38' 59" West 1679.18 feet; thence North 03 deg. 03' 25" East 56.2 feet; thence along a curve to the left (chord bears: North 01 deg. 11' 50" East 522.44 feet, radius = 8049 feet); thence along a curve to the left (chord bears: North 10 deg. 35' 07" West 499.38 feet, radius = 1449 feet); thence along a curve to the right (chord bears: North 18 deg. 01' 10" West 117.32 feet, radius = 1351 feet); thence North 73 deg. 00' 00" East 1047.84 feet to the point of beginning.

Tax Serial No. 26-052-0037

Commencing North 00° 17' 18" West 262.37 feet and East 1338.75 feet from the West quarter corner of Section 8, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence South 78° 01' 43" East 123.8 feet; thence South 78° 17' 50" East 434.92 feet; thence South 77° 41' 54" East 192.85 feet; thence 55° 18' 00" West 168.35 feet; thence West 596.99 feet; thence North 250.82 feet to the point of beginning.

Tax Serial No. 26-053-0020