



WHEN RECORDED MAIL TO:
Villas at Aspen Meadows, LLC
7371 Prairie Falcon Road, Suite 120
Las Vegas, NV 89128
File Number: 1937138JM / 1935893JM

SPECIAL WARRANTY DEED

AF 860, LLC, a Utah limited liability company

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

Villas at Aspen Meadows, LLC, a Nevada limited liability company,

GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

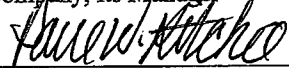
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 13-062-0029

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2019 and thereafter.

WITNESS the hand of Grantor, this 11th day of July, 2019.

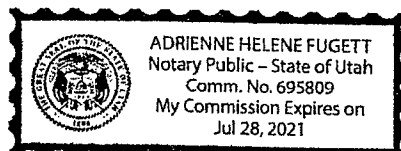
AF 860, LLC, a Utah limited liability company
By: The Ritchie Group, L.C., a Utah limited liability
company, its Manager


By: Paul W. Ritchie, Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 11th day of July 2019, personally before me appeared Paul W. Ritchie, who proven on the basis of satisfactory evidence is the Manager of The Ritchie Group, L.C., a Utah limited liability company, Manger of AF 860, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



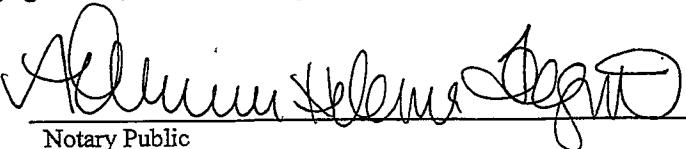

Notary Public
Residing In: Salt Lake County
Commission Expires: July 28, 2021

EXHIBIT A

Parcel 1:

Beginning at a point that is located on the Utah Valley Business Park Subdivision, also represented by a Boundary Line Agreement Dated Jan 19, 1994, as Entry# 4974, which point is located North 89° 35' 45" West 1336.24 feet along section line and South 802.58 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone). Thence North 00° 41' 59" East along said subdivision distance of 339.74 feet, Thence South 89° 48' 07" East a distance of 919.55 feet to bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, Thence along said R.O.W. dedication South 00° 54' 51" East a distance of 508.68 feet, Thence South 89° 46' 14" West a distance of 438.10 feet, Thence South 89° 46' 14" West a distance of 28.85 feet, Thence North 00° 06' 23" West a distance of 174.81 feet, Thence South 89° 53' 37" West a distance of 464.55 feet to the point of beginning.

Parcel 2:

Beginning at a point that is located on the Utah Valley Business Park Subdivision, also represented by a Boundary Line Agreement Dated Jan 19, 1994, as Entry# 4974, which point is located North 89° 35' 45" West 1332.09 feet along section line and South 462.83 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone). Thence North 00° 41' 59" East along said subdivision a distance of 288.55 feet to bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, Thence along said R.O.W. dedication South 89° 48' 07" East a distance of 911.43 feet, Thence South 00° 54' 51" East a distance of 288.60 feet, Thence North 89° 48' 07" West a distance of 919.55 feet to the point of beginning.