



ENT81183:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Apr 29 01:14 PM FEE 40.00 BY IP
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

Prepared By Trident Title Insurance
Agency, LLC
91843-21

After Recording Mail To:

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

River Jordan, LLC, a Utah Limited Liability Company, GRANTOR

of Utah County, Utah, hereby Conveys and Warrants against all claiming by, through or under it, and against acts of itself, to

MFRE River Jordan Mink Ranch North, SLLC, a Utah series limited liability company, GRANTEE

for the sum of Ten and 0/100 (\$10.00) DOLLARS and other good and valuable consideration

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

WITNESS the hand of said grantor, this 28th day of April, 2021.

Grantor:

Scott C. McLachlan

River Jordan, LLC, a Utah Limited Liability Company
By: Scott C. McLachlan, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 24 day of April, 2021, personally appeared Scott McLachlan, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of River Jordan, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Brian Carter
Notary Public

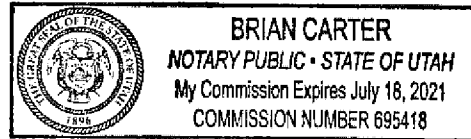


Exhibit "A"
Property Description

Takedown #2 Parcel A
(Tax Serial 58:023:0314)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,410.72 feet along the section line from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89° 53' 54" East 215.03 feet along the section line; thence South 00° 06' 48" East 316.19 feet; thence South 89° 53' 54" West 214.95 feet; thence North 00° 07' 42" West 316.19 feet to the point of beginning.

Takedown #2 Parcel B
(Tax Serial 58:023:0313 and 58:023:0316)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89° 53' 54" East 1,190.64 feet along the section line and South 00° 14' 11" East 586.03 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence Southeasterly 27.96 feet along the arc of a 1,039.00 foot radius curve to the left (center bears North 01° 26' 09" East and the chord bears South 89° 20' 06" East 27.96 feet with a central angle of 01° 32' 31"); thence North 89° 53' 38" East 137.20 feet; thence North 88° 53' 18" East 60.02 feet; thence North 89° 56' 46" East 1,208.68 feet; thence South 00° 06' 48" East 695.32 feet; thence South 89° 57' 40" West 1,432.36 feet; thence North 00° 14' 11" West 694.07 feet to the point of beginning.

Takedown #2 Parcel C
(Part of Tax Serial 58:023:0316 and All of 58:023:0308)

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North $89^{\circ} 53' 54''$ East 1,190.64 feet along the section line and South $00^{\circ} 14' 11''$ East 586.03 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence South $00^{\circ} 14' 11''$ East 806.19 feet; thence North $55^{\circ} 36' 43''$ West 682.44 feet; thence Northeasterly 516.07 feet along the arc of a 1,144.00 foot radius curve to the left (center bears North $51^{\circ} 51' 39''$ West and the chord bears North $25^{\circ} 12' 57''$ East 511.71 feet with a central angle of $25^{\circ} 50' 48''$); thence South $79^{\circ} 57' 04''$ East 87.61 feet; thence South $84^{\circ} 04' 51''$ East 88.61 feet; thence South $79^{\circ} 57' 04''$ East 12.37 feet; thence Southeasterly 156.19 feet along the arc of a 1,039.00 foot radius curve to the left (center bears North $10^{\circ} 02' 56''$ East and the chord bears South $84^{\circ} 15' 27''$ East 156.04 feet with a central angle of $08^{\circ} 36' 47''$) to the point of beginning.