

ENT 91518 : 2024 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Dec 27 02:58 PM FEE 40.00 BY AC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Upon Recording Return to and  
Send Tax Notices to:  
Boyer Holbrook Farm, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111

Relates to Portions of Tax ID No.: 58-021-0716; 58-021-0428; 58-021-0429; 58-021-0271

**(Above Space for Recorder's Use Only)**

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, VANTAGGIO HOLBROOK INDUSTRIAL, LLC, a Utah limited liability company (the “Grantor”), hereby grants and conveys to BOYER HOLBROOK FARM, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 (the “Grantee”), all right, title and interest in and to the real property located in Utah County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

*(Signature page follows)*

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 12th day of December, 2024.

VANTAGGIO HOLBROOK INDUSTRIAL, LLC, a Utah limited liability company

By: K. Angsley  
Name: Kevin Angsley  
Its: Manager

STATE OF UTAH )  
                    )  
                    ) ss.  
COUNTY OF SALT LAKE )

Acknowledged before me this 12 day of December, 2024, by Kevin Angsley, the  
Manager of VANTAGGIO HOLBROOK INDUSTRIAL, LLC, a Utah limited liability company.

Steve Oldknow  
Notary Public

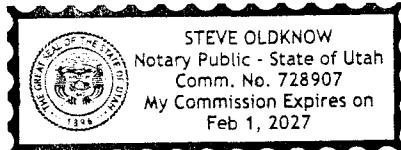


EXHIBIT A  
To  
Special Warranty Deed

Legal Description

A part of the Northwest Quarter of Section 2 and a part of the Northeast Quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located along the westerly right-of-way line of State Road 68, said point also being N89°49'32"E 469.80 feet along the Section line and S00°10'28"E 1657.54 feet from the Northwest Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence along said right-of-way line S12°01'44"E 46.56 feet; thence S00°22'24"W 365.53 feet; thence S02°00'40"W 427.48 feet; thence S89°59'59"W 66.17 feet; thence along the arc of a curve to the right with a radius of 1,547.00 feet a distance of 317.03 feet through a central angle of 11°44'30" Chord: N84°07'46"W 316.47 feet; thence N78°17'57"W 73.51 feet; thence N78°15'03"W 33.72 feet; thence N00°04'44"E 10.24 feet; thence N78°15'31"W 161.93 feet; thence N08°45'55"W 49.22 feet; thence S81°54'23"W 53.27 feet; thence N08°09'39"W 202.47 feet; thence N13°44'46"E 157.83 feet; thence N03°43'46"E 117.83 feet; thence East 235.89 feet; thence S00°04'08"W 29.20 feet; thence East 458.47 feet; thence N00°22'24"E 257.70 feet to the point of beginning.

Contains: 9.14 acres+/-