

Recorded at the Request of  
United West Title Insurance Agency, Inc.  
961 South Orem Blvd.  
Orem, Utah 84058

ENT 92596:2017 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2017 Sep 20 04:52 PM FEE 22.00 BY CS  
RECORDED FOR United West Title  
ELECTRONICALLY RECORDED

Mail Tax Notice to:  
WF 2 UTAH, LLC  
c/o DAI Partners  
1099 West South Jordan Parkway  
South Jordan, Utah 84095

Space above for County Recorder's use

UW-7802

Tax Parcel Nos. 98-035-0296; ~~58-022-1015~~  
58-022-0105

**SPECIAL WARRANTY DEED**

WESTERN STATES VENTURES, LLC, Grantor, a Utah limited liability company, of 2265 East Murray Holladay Road, Holladay, Utah 84117, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to WF 2 UTAH, LLC, a Delaware limited liability company and/or assigns, of 1099 West South Jordan Parkway, South Jordan, Utah 84095, Grantee, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to 2017 taxes and encumbrances of record.

WITNESS the hand of said Grantor, this 19 day of September, 2017.

WESTERN STATES VENTURES, LLC, a Utah  
limited liability company

By: Nathan A. Brockbank Manager  
Nathan A. Brockbank, Manager

STATE OF UTAH \_\_\_\_\_ )  
: ss.  
COUNTY OF Salt Lake \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this 20 day of September 2017, by Nathan A. Brockbank, in his capacity as Manager of Western States Ventures, LLC.

Rebecca J. Tolman  
Notary Public



EXHIBIT "A"

Land situated in Utah County, State of Utah, and more particularly described as follows:

**Parcel 1:**

Land situated in Utah County, State of Utah, and more particularly described as follows:

Beginning at a point which is South 88°24'01" East 1342.54 feet and North 00°48'03" East 1339.79 feet from a Brass Cap Monument marking the Southwest corner of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°48'00" East along the Sixteenth Line 1,339.41 feet to a found Brass Cap Monument; thence North 00°20'46" East along the sixteenth line 518.45 feet to a found Brass Cap Monument; thence North 76°58'47" East 1,368.44 feet; thence continue Northeasterly along said line, a distance of 890.93 feet; thence North 79°06'29" East 896.48 feet; thence North 75°12'07" East 302.85 feet to a found Brass Cap Monument; thence South 89°12'05" East along the sixteenth line 635.01 feet; thence South 88°32'30" East along the sixteenth line 2,587.39 feet to a found Brass Cap Monument; thence South 00°33'49" East along a Quarter Section line 1,154.57 feet to a found Brass Cap Monument; thence South 73°22'29" East 501.10 feet to a Quarter Section line; thence South 89°17'49" East along the Quarter Section line 2,210.38 feet to a found Brass Cap Monument; thence South 00°20'44" West along a section line 1,993.83 feet to a found Brass Cap Monument; thence South 89°51'05" West 1,328.71 feet to a sixteenth line; thence North 00°06'43" West along a sixteenth line 670.03 feet to a sixteenth line; thence North 89°36'23" West along the sixteenth line 160.04 feet; thence South 00°17'59" West 81.92 feet; thence North 73°21'01" West 292.64 feet to a sixteenth line; thence North 89°36'23" West along a sixteenth line 893.17 feet; thence continue Westerly along said line, a distance of 2,634.37 feet; thence North 88°46'20" West along the sixteenth line 2,674.42 feet; thence North 88°45'43" West along the sixteenth line 1,335.65 feet to the point of beginning.

AND LESS AND EXCEPTING:

Government Lots 7 and 8, in Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

**Parcel 2:**

TOGETHER WITH an easement for ingress and egress and for installation and maintenance of utilities as disclosed on amended and restated declaration of easements and restrictive covenants recorded as Entry No. 39577:2015 in the office of the Utah County recorder.