

ENT92887:2020 PG 1 of 6
Jeffery Smith
Utah County Recorder
2020 Jul 01 03:16 PM FEE 40.00 BY MA
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: David E. Gee

Tax ID No.: 58-021-0168, 58-021-0172, 58-021-0173, 58-021-0274, 58-021-0275, 58-021-0273,
58-021-0360, 58-021-0366, 58-021-0312 and 58-021-0375

CTIA 1291234 - DMF

(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, HF RANCH LC, a Utah limited liability company (the "Grantor"), hereby grants and conveys to BOYER HOLBROOK FARM, L.C., 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.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of June, 2020.

HF RANCH LC,
a Utah limited liability company

By: Stephen G. Holbrook
Name: Stephen G. Holbrook
Its: Manager

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

Acknowledged before me this 30th day of June, 2020, by Stephen G. Holbrook, the Manager of HF RANCH LC, a Utah limited liability company.



Notary Public

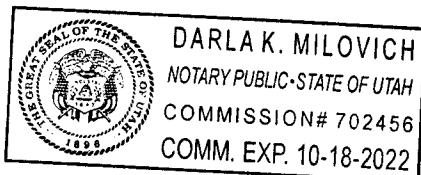


EXHIBIT A
To
Special Warranty Deed

Legal Description

PARCEL 1:

Description #2 – Boyer Purchase of 2700 North West of Redwood
Revised June 24, 2020

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°51'40" West along the section line 493.38 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°08'21" East 64.00 feet; thence South 89°51'39" West 512.13 feet; thence North 00°08'21" West 64.01 feet to the section line; thence North 89°51'40" East along the section line 512.13 feet to the point of beginning.

PARCEL 2:

Description #3

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located South 89°51'40" West along the section line 1,005.52 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°08'21" East 64.01 feet; thence South 00°07'11" East 220.34 feet; thence West 367.68 feet; thence North 10°48'11" East 288.71 feet to the section line; thence North 89°51'40" East along the section line 312.95 feet to the point of beginning.

PARCEL 3:

Description #7
Revised June 24, 2020

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located South 89°51'40" West along the section line 17.22 feet and South 756.16 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'14" West along said deed 537.96 feet to the Northerly line of that real property described in Deed Entry No. 91965:2009 of the official records of Utah County; thence South 89°52'33" West along said deed 334.27 feet to the Westerly line of that real property described in Deed Entry No. 3179:1918 of the official records of Utah County; thence along said deed the following two (2) courses: 1) North 12°10'20" West 358.07 feet; 2) North 02°03'40" East 190.10 feet; thence South 89°48'50" East 403.44 feet to the point of beginning.

ALSO a portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 3179:1918 of the official records of Utah County, located South 89°51'40" West along the section line 453.67 feet and South 753.72 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following two (2) courses: 1) South 02°03'40" West 193.10 feet; 2) South 12°10'20" East 355.15 feet to the North line of that real property described in Deed Entry No. 112140:2010 of the official records of Utah County; thence along said deed the following three (3) courses: 1) South 89°52'33" West 94.85 feet; 2) South 00°07'33" East 40.16 feet; 3) South 89°52'42" West 822.58 feet; thence North 13°12'19" West 414.27 feet; thence North 04°16'31" West 182.55 feet; thence South 89°48'50" East 957.66 feet to the point of beginning.

PARCEL 4:

Description #8

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located North 89°49'32" East along the section line 15.75 feet and South 799.49 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 294.20 feet to the Westerly right-of-way line of State Road 68; thence South 12°01'39" East along said right-of-way 395.05 feet to the Northeasterly corner of that real property described in Deed Entry No. 91969:2009 of the official records of Utah County; thence along said deed the following three (3) courses: 1) South 37°29'45" West 68.65 feet; 2) South 77°58'22" West 157.12 feet; 3) along the arc of a curve to the right having a radius of 960.00 feet a distance of 183.00 feet through a central angle of 10°55'20" Chord: South 83°25'41" West 182.73 feet to the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County; thence North 00°03'14" East along said deed 494.50 feet to the point of beginning.

PARCEL 5:

Description #9

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in Deed Entry No. 91969:2009 of the official records of Utah County, located North 89°49'32" East along the section line 15.21 feet and South 1,374.02 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following three (3) courses: 1) Easterly along the arc of a 1,040.00 foot radius non-tangent curve to the left (radius bears: North 01°01'34" West) 199.68 feet through a central angle of 11°00'04" Chord: North 83°28'24" East 199.38 feet; 2) North 77°58'22" East 158.65 feet; 3) South 60°40'46" East 67.78 feet to the Westerly right-of-way line of State Road 68; thence along said right-of-way the following four (4) courses: 1) South 12°01'39" East 26.56 feet; 2) South 08°08'16" East 250.62 feet; 3) South 12°01'39" East

30.16 feet; 4) South 00°22'24" West 258.80 feet; thence West 458.47 feet to the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County; thence North 00°03'15" East along said deed 539.83 feet to the point of beginning.

PARCEL 6:

Description #10

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located South 89°51'40" West along the section line 17.80 feet and South 1,374.14 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'15" West along said deed 510.41 feet; thence West 202.87 feet; thence North 03°43'46" East 251.65 feet; thence North 28°11'14" West 293.38 feet to the Southerly line of that real property described in Deed Entry No. 91969:2009 of the official records of Utah County; thence North 89°52'33" East along said deed 325.57 feet to the point of beginning.

PARCEL 7:

Description #23

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in Deed Entry No. 61315:2018 of the official records of Utah County, located North 89°49'32" East along the section line 591.19 feet and South 1,280.78 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following three (3) courses: 1) North 77°58'22" East 646.42 feet; 2) South 59°04'11" East 154.75 feet; 3) South 23°04'18" East 445.53 feet; thence along the arc of a curve to the right with a radius of 1,943.00 feet a distance of 182.00 feet through a central angle of 05°22'01" Chord: South 20°23'17" East 181.94 feet; thence South 17°42'54" East 144.35 feet; thence along the arc of a curve to the right with a radius of 693.00 feet a distance of 119.34 feet through a central angle of 09°52'01" Chord: South 12°46'54" East 119.19 feet; thence North 82°09'07" East 93.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 82°09'07" East) a distance of 25.58 feet through a central angle of 97°42'00" Chord: North 41°00'07" East 22.59 feet to the Southerly line of Waterbury Road; thence North 89°51'07" East along said street 105.83 feet to the Northwesterly corner of Holbrook Farms Plat F, according to the official plat thereof, recorded March 27, 2020 as Entry No. 39366:2020 of the official records of Utah County; thence South 00°08'53" East along said plat 462.61 feet to the Northerly line of State Road 85; thence along said State Road the following three (3) courses: 1) West 34.00 feet; 2) South 26.63 feet; 3) South 89°58'12" West 81.48 feet to the Northerly line of that real property described in Deed Entry No. 20761:2018 of the official records of Utah County; thence along said deed the following seven (7) courses: 1) North 80°22'43" West 947.25 feet; 2) North 12°01'35" West 215.02 feet; 3) North 15°35'43" West 240.97 feet; 4) North 12°01'35" West 399.19 feet; 5) North 06°17'24" West 110.05 feet; 6) North 12°01'35" West 88.84 feet; 7) North 15°54'02" West 52.88 feet to the point of beginning.

ALSO a portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 30109:2018 of the official records of Utah County, located North 89°49'32" East along the section line 1,743.33 feet and South 1,589.25 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said deed the following two (2) courses: 1) South 23°20'00" East 79.18 feet; 2) South 17°58'00" East 292.63 feet to the Northerly line of Waterbury Drive; thence South 89°51'07" West along said street 120.41 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 19.19 feet through a central angle of 73°17'20" Chord: North 53°30'13" West 17.91 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 786.00 feet a distance of 11.74 feet through a central angle of 00°51'21" Chord: North 17°17'14" West 11.74 feet; thence North 17°42'54" West 144.33 feet; thence along the arc of a curve to the left having a radius of 2,036.00 feet a distance of 164.67 feet through a central angle of 04°38'02" Chord: North 20°01'18" West 164.62 feet; thence North 72°17'06" East 122.77 feet to the point of beginning.

PARCEL 8:

Description #16 (Trail Portion of Plat H) – South Half

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of 3600 West Street as dedicated by the HOLBROOK WAY, 3600 WEST, WATERBURY DRIVE & 2450 NORTH ROADWAY DEDICATION PLAT, according to the Official Plat thereof recorded February 21, 2017 as Entry No. 17384:2017 of the Official Records of Utah County, located South 89°57'58" West along the Section line 40.60 feet and South 583.80 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said street the following two (2) courses: 1) South 00°08'16" East 532.07 feet; 2) Southwesterly along the arc of a non-tangent curve to the right having a radius of 120.00 feet (radius bears: North 63°06'50" West) a distance of 27.20 feet through a central angle of 12°59'20" Chord: South 33°22'50" West 27.15 feet to the Northerly line of Drexler Drive; thence South 89°51'07" West along said street 58.72 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 84.00 feet (radius bears: North 23°24'37" West) a distance of 50.27 feet through a central angle of 34°17'23" Chord: North 49°26'41" East 49.52 feet; thence North 00°08'15" West 522.69 feet; thence East 36.00 feet to the point of beginning.

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

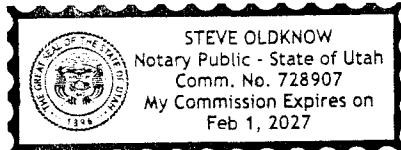


EXHIBIT A
To
Special Warranty Deed

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+/-

ENT 5215:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 24 08:55 AM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Boyer Holbrook Farm, LC
101 South 200 East, Suite 200
Salt Lake City 84111



File No.: 184747-CAF

SPECIAL WARRANTY DEED

Ivory Development LLC, a Utah limited liability company,

GRANTOR(S), of Murray, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Boyer Holbrook Farm L.C., a Utah limited liability company

GRANTEE(S), of Salt Lake City, State of

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 58:021:0717 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

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.

Dated this 1/21/2025.

Ivory Development, LLC,
a Utah limited liability company

BY: Kevin Anglesey
Kevin Anglesey
Secretary

STATE OF UTAH

COUNTY OF Salt Lake

On this Jan. 22, 2025, before me, personally appeared Kevin Anglesey,
proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document,
and acknowledged before me that he/she/they executed the same on behalf of Ivory Development, LLC.

Steve Oldknow
Notary Public

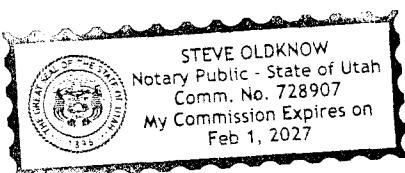


EXHIBIT A
Legal Description

COM N 0 DEG 3' 14" E 784.32 FT & N 89 DEG 56' 46" W 16.81 FT FR E 1/4 COR. SEC. 3, T5S, R1W, SLB&M.; N 510.11 FT; N 89 DEG 49' 16" E 16.61 FT; N 88 DEG 50' 18" E 16.38 FT; S 510.52 FT; N 89 DEG 56' 46" W 32.99 FT TO BEG.