

When Recorded, Return To:

201 South Main #2000

SLC UT 84111

ENT 104154:2016 PG 1 of 7
Jeffery Smith
Utah County Recorder
2016 Oct 18 01:27 PM FEE 33.00 BY MJ
RECORDED FOR Cottonwood Title Insurance Ag
ELECTRONICALLY RECORDED

QUIT CLAIM DEED

Paul W. Hardman; Paul Walker Hardman aka Paul W. Hardman, Trustee of the Family Trust portion of the W&E Hardman Trust dated January 28, 1992; Paul Walker Hardman aka Paul W. Hardman and Lisa E. Hardman, Trustees of the Marital Trust portion of the W&E Hardman Trust dated January 28, 1992

GRANTOR(S) of Utah County, State of Utah, hereby QUIT-CLAIMS to

Westerly Properties, LLC, a Delaware limited liability company

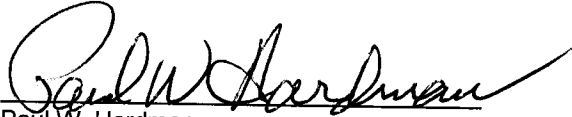
GRANTEE(S) of Utah County, State of Utah, for the sum of TEN and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See EXHIBIT A attached hereto

TAX ID NUMBERS 58-021-0088, 58-021-0191 and 58-021-0192 (for reference purposes only)

[signatures and acknowledgments on the following pages]


Dated this 17 day of October, 2016.


Paul W. Hardman


STATE OF UTAH)
COUNTY OF SALT LAKE) :SS

On the 17 day of OCTOBER, 2016, personally appeared before me Paul W. Hardman the above named person and the signer of the within instrument, who duly acknowledged to me that they executed the same.




Notary Public

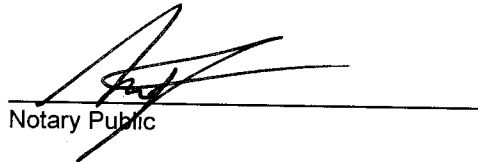
Family Trust portion of the W&E Hardman Trust dated January 28, 1992


Paul Walker Hardman aka Paul W. Hardman,
Trustee

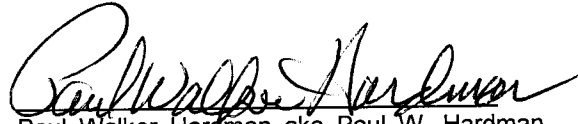
STATE OF UTAH)
COUNTY OF SALT LAKE) :SS

On the 17 day of OCTOBER, 2016, personally appeared before me Paul Walker Hardman aka Paul W. Hardman, Trustee of the Family Trust portion of the W&E Hardman Trust dated January 28, 1992 the above named person and the signer of the within instrument, who duly acknowledged to me that they executed the same.




Notary Public

Marital Trust portion of the W&E Hardman Trust dated January 28, 1992

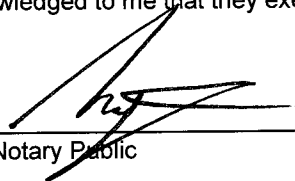

Paul Walker Hardman aka Paul W. Hardman,
Trustee


Lisa E. Hardman, Trustee

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On the 17 day of OCTOBER, 2016, personally appeared before me Paul Walker Hardman aka Paul W. Hardman and Lisa E. Hardman, Trustees of the Marital Trust portion of the W&E Hardman Trust dated January 28, 1992, the above named person(s) and the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.





Notary Public

EXHIBIT A

Beginning at the intersection of the Easterly right-of-way line of Redwood Road and the Southerly right-of-way line of 2100 North Street, said point being North 89°48'50" East 929.38 feet along the section line and South 257.20 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°31'48" East 243.83 feet along the Southerly right-of-way line of said 2100 North Street; thence North 85°57'52" East 326.81 feet along the Southerly right-of-way line of said 2100 North Street; thence East 144.00 feet along the Southerly right-of-way line of said 2100 North Street; thence North 85°10'59" East 178.63 feet along the Southerly right-of-way line of said 2100 North Street; thence South 31.00 feet along the Southerly right-of-way line of said 2100 North Street; thence East 100.00 feet along the Southerly right-of-way line of said 2100 North Street; thence North 86°38'01" East 408.71 feet along the Southerly right-of-way line of said 2100 North Street; thence South 89°07'19" East 326.18 feet along the Southerly right-of-way line of said 2100 North Street; thence North 87°30'06" East 265.86 feet along the Southerly right-of-way line of said 2100 North Street; thence Southeasterly 1,164.83 feet along the arc of a 14,819.50 foot radius curve to the right (center bears South 00°25'34" West and the chord bears South 87°19'19" East 1,164.53 feet with a central angle of 04°30'13") along the Southerly right-of-way line of said 2100 North Street; thence Southeasterly 750.18 feet along the arc of a 15,180.50 foot radius curve to the left (center bears North 04°55'47" East and the chord bears South 86°29'09" East 750.10 feet with a central angle of 02°49'53") along the Southerly right-of-way line of said 2100 North Street; thence South 84°31'31" East 141.64 feet along the Southerly right-of-way line of said 2100 North Street; thence Southeasterly 227.64 feet along the arc of a 15,189.50 foot radius curve to the left (center bears North 01°33'54" East and the chord bears South 88°51'52" East 227.64 feet with a central angle of 00°51'31") along the Southerly right-of-way line of said 2100 North Street; thence South 43°21'59" East 70.88 feet along the Southerly right-of-way line of said 2100 North Street; thence North 89°17'29" East 38.00 feet along the Southerly right-of-way line of said 2100 North Street to the Westerly right-of-way line of 3600 West Street; thence South 00°07'24" East 1,596.18 feet along the Westerly right-of-way line of said 3600 West Street; thence South 89°53'38" West 2,635.54 feet; thence North 00°01'27" West 668.87 feet; thence South 89°52'02" West 1,488.47 feet to the Easterly right-of-way line of Redwood Road; thence North 13°53'00" West 128.37 feet along the Easterly right-of-way line of said Redwood Road; thence North 15°41'48" West 224.51 feet along the Easterly right-of-way line of said Redwood Road; thence North 12°10'33" West 572.46 feet along the Easterly right-of-way line of said Redwood Road; thence North 08°37'19" West 171.11 feet along the Easterly right-of-way line of said Redwood Road to the point of beginning. (Being proposed HARDMAN LEHI SUBDIVISION PLAT "A")

LESS AND EXCEPTING therefrom the following:

Commencing at a point located North 00°07'06" West 660 feet along the section line and West 27.23 feet from the Southeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West to the East bank of an irrigation ditch 1394.49 feet; thence North 27°45'12" East 94.41 feet; thence North 26°38'13" East 110.94 feet; thence along said irrigation ditch as follows: North 34°07'10" East 77.16 feet; thence North 29°53'29" East 33.75 feet; thence North 22°15'26" East 41.33 feet; thence North 14°01'27" East 81.45 feet; thence North 19°10'50" East 63.52 feet; thence North 13°11'02" East 76.50 feet; thence North 14°48'54" East 56.86 feet; thence North 19°42'33" East 104.04 feet; thence North 21°18'33" East 269.98 feet; thence North 48°49'17" East 225.18 feet; thence North 32°30'18" East 28.45 feet; thence East 127.56 feet; thence South 00°03'27" East 428.58 feet; thence South 89°19'48" East 704.76 feet; thence South 00°09'07" East 667.48 feet along a fence line on 10400 West street to the point of beginning. (WD 1034:2016)

ALSO LESS AND EXCEPTING:

Beginning at a point being North 89°48'50" East 2,655.79 feet along the section line and South 1,075.55 feet from the West quarter corner of Section 2, Township 5 South, Range 1

West, Salt Lake Base and Meridian, and running thence East 1,200.42 feet; thence Northeasterly 121.76 feet along the arc of a 1,031.00 foot radius curve to the left (center bears North and the chord bears North 86°37'00" East 121.69 feet with a central angle of 06°46'00"); thence South 05°47'39" East 81.15 feet; thence Southeasterly 23.23 feet along the arc of a 15.00 foot radius curve to the left (center bears North 84°12'21" East and the chord bears South 50°09'09" East 20.97 feet with a central angle of 88°43'00"); thence South 19°05'39" East 20.67 feet; thence Southwesterly 22.41 feet along the arc of a 15.00 foot radius curve to the left (center bears South 04°30'38" East and the chord bears South 42°41'30" West 20.38 feet with a central angle of 85°35'43"); thence South 00°06'22" East 18.21 feet; thence South 69°06'05" West 54.97 feet; thence South 00°06'22" East 57.25 feet; thence West 154.74 feet; thence South 436.22 feet; thence West 73.60 feet; thence North 43.91 feet; thence South 89°58'42" West 123.33 feet; thence North 00°01'17" West 111.36 feet; thence West 55.25 feet; thence Southwesterly 11.86 feet along the arc of a 17.00 foot radius curve to the left (center bears South and the chord bears South 70°00'43" West 11.62 feet with a central angle of 39°58'34"); thence South 50°01'26" West 23.74 feet; thence Southwesterly 16.05 feet along the arc of a 23.00 foot radius curve to the right (center bears North 39°58'34" West and the chord bears South 70°00'43" West 15.72 feet with a central angle of 39°58'34"); thence West 100.41 feet; thence North 00°01'20" West 137.82 feet; thence South 89°55'17" West 164.56 feet; thence South 00°01'27" East 41.83 feet; thence South 89°53'38" West 188.88 feet; thence South 00°10'52" West 33.94 feet; thence South 89°58'33" West 152.00 feet; thence North 00°40'45" East 3.01 feet; thence South 89°58'33" West 96.00 feet; thence South 00°01'27" East 7.15 feet; thence South 89°53'38" West 135.00 feet; thence North 00°01'27" West 211.87 feet; thence North 253.32 feet to the point of beginning. (WD 43631:2016)

ALSO LESS AND EXCEPTING:

Beginning at a point on the Easterly right-of-way line of Redwood Road, said point being North 89°48'50" East 1,167.31 feet along the section line and South 1,327.49 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 13°53'00" West 14.72 feet along the Easterly right-of-way line of said Redwood Road; thence Northeasterly 23.51 feet along the arc of a 394.00 foot radius curve to the right (center bears South 03°33'04" East and the chord bears North 88°09'29" East 23.50 feet with a central angle of 03°25'06"); thence North 89°52'02" East 491.53 feet; thence Northeasterly 350.69 feet along the arc of a 456.00 foot radius curve to the left (center bears North 00°07'58" West and the chord bears North 67°50'07" East 342.11 feet with a central angle of 44°03'49"); thence Northeasterly 303.92 feet along the arc of a 394.00 foot radius curve to the right (center bears South 44°11'47" East and the chord bears North 67°54'07" East 296.44 feet with a central angle of 44°11'48"); thence East 385.48 feet; thence South 253.32 feet; thence South 89°52'02" West 1,488.47 feet to the point of beginning. (WD 43633:2016 Parcel 1)

ALSO LESS AND EXCEPTING:

Beginning at a point being North 89°48'50" East 3,511.56 feet along the section line and South 1,591.83 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°06'22" East 272.20 feet; thence North 89°53'38" East 2.95 feet; thence South 00°01'27" East 134.91 feet; thence South 89°53'38" West 634.19 feet; thence North 00°06'22" West 100.01 feet; thence North 89°53'29" East 6.36 feet; thence North 00°01'40" West 360.99 feet; thence North 89°58'33" East 152.00 feet; thence North 00°10'52" East 33.94 feet; thence North 89°53'38" East 188.88 feet; thence North 00°01'27" West 41.83 feet; thence North 89°55'17" East 164.56 feet; thence South 00°01'20" East 137.82 feet; thence East 100.41 feet; thence Northeasterly 16.05 feet along the arc of a 23.00 foot radius curve to the left (center bears North and the chord bears North 70°00'43" East 15.72 feet with a central angle of 39°58'34"); thence North 50°01'26" East 5.12 feet to the point of beginning. (WD 43633:2016 Parcel 2)

ALSO LESS AND EXCEPTING:

Beginning at a point being North 89°48'50" East 2,655.87 feet along the section line and South 1,540.74 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°53'38" East 135.00 feet; thence North 00°01'27" West 7.15 feet; thence North 89°58'33" East 96.00 feet; thence South 00°01'40" East 3.01 feet; thence South 00°01'40" East 360.99 feet; thence South 89°53'29" West 6.36 feet; thence South 00°06'22" East 100.01 feet; thence South 89°53'38" West 224.81 feet; thence North 00°01'27" West 457.00 feet to the point of beginning. (WD 43633:2016 Parcel 3)

ALSO LESS AND EXCEPTING:

Beginning at a point being North 89°48'50" East 3,511.56 feet along the section line and South 1,591.83 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 50°01'26" East 18.62 feet; thence Northeasterly 11.86 feet along the arc of a 17.00 foot radius curve to the right (center bears South 39°58'34" East and the chord bears North 70°00'43" East 11.62 feet with a central angle of 39°58'34"); thence East 55.25 feet; thence South 00°01'17" East 111.36 feet; thence North 89°58'42" East 123.33 feet; thence South 43.91 feet; thence East 73.60 feet; thence North 436.22 feet; thence East 154.74 feet; thence North 00°06'22" West 57.25 feet; thence North 69°06'05" East 54.97 feet; thence North 00°06'22" West 18.21 feet; thence Northeasterly 22.41 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°53'38" East and the chord bears North 42°41'30" East 20.38 feet with a central angle of 85°35'43"); thence North 19°05'39" West 20.67 feet; thence Northwesterly 23.23 feet along the arc of a 15.00 foot radius curve to the right (center bears North 04°30'38" West and the chord bears North 50°09'08" West 20.97 feet with a central angle of 88°43'00"); thence North 05°47'39" West 81.15 feet; thence Northeasterly 10.96 feet along the arc of a 1,031.00 foot radius curve to the left (center bears North 06°46'00" West and the chord bears North 82°55'43" East 10.96 feet with a central angle of 00°36'33"); thence Northeasterly 122.66 feet along the arc of a 969.00 foot radius curve to the right (center bears South 07°22'33" East and the chord bears North 86°15'01" East 122.57 feet with a central angle of 07°15'09"); thence North 89°52'36" East 146.84 feet; thence South 21°18'33" West 268.29 feet; thence South 19°41'42" West 104.41 feet; thence South 14°46'44" West 57.08 feet; thence South 13°09'54" West 76.75 feet; thence South 19°17'21" West 63.62 feet; thence South 13°56'06" West 81.77 feet; thence South 22°22'36" West 41.38 feet; thence South 29°44'05" West 33.87 feet; thence South 34°11'59" West 77.41 feet; thence South 26°36'08" West 111.18 feet; thence South 27°45'44" West 99.56 feet; thence South 89°53'38" West 364.98 feet; thence North 00°01'27" West 134.91 feet; thence South 89°53'38" West 2.95 feet; thence North 00°06'22" West 272.20 feet to the point of beginning. (WD 43633:2016 Parcel 4)

ALSO LESS AND EXCEPTING:

Beginning at the intersection of the Easterly right-of-way line of Redwood Road and the Southerly right-of-way line of 2100 North Street, said point being North 89°48'50" East 929.38 feet along the section line and South 257.20 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°31'48" East 243.83 feet along the Southerly right-of-way line of said 2100 North Street; thence North 85°57'52" East 326.81 feet along the Southerly right-of-way line of said 2100 North Street; thence East 144.00 feet along the Southerly right-of-way line of said 2100 North Street; thence North 85°10'59" East 178.63 feet along the Southerly right-of-way line of said 2100 North Street; thence South 31.00 feet along the Southerly right-of-way line of said 2100 North Street; thence East 32.98 feet along the Southerly right-of-way line of said 2100 North Street; thence South 23°01'34" West 468.72 feet; thence Southwesterly 163.01 feet along the arc of a 405.50 foot radius curve to the left (center bears South

66°58'26" East and the chord bears South 11°30'34" West 161.92 feet with a central angle of 23°02'00"); thence South 00°00'26" East 165.70 feet; thence West 556.61 feet to the Easterly right-of-way line of Redwood Road; thence North 15°41'48" West 22.83 feet along the Easterly right-of-way line of said Redwood Road; thence North 12°10'33" West 572.46 feet along the Easterly right-of-way line of said Redwood Road; thence North 08°37'19" West 171.11 feet along the Easterly right-of-way line of said Redwood Road to the point of beginning. (WD 114651:2015)

SPECIAL WARRANTY DEED

When Recorded, Mail This Deed To:

Westerly Properties, LLC
3232 North 4200 West
Lehi, UT 84043
Attn: Paul W. Hardman and Lora Hardman

ENT 111123:2022 PG 1 of 4

Andrea Allen

Utah County Recorder

2022 Oct 19 04:17 PM FEE 40.00 BY IP

RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Mail Tax Notice To:

Westerly Properties, LLC
3232 North 4200 West
Lehi, UT 84043
Attn: Paul W. Hardman and Lora Hardman

Tax Parcel Nos.: 418400099, 418400109

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

UNIVERSITY OF UTAH, a body politic and corporate of the State of Utah ("**Grantor**"), does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, BUT NOT OTHERWISE unto WESTERLY PROPERTIES, LLC, a Delaware limited liability company ("**Grantee**"), the following described real property in Utah County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (2) any tax liens or judgment liens, arising by, through or under Grantor. The conveyance under this Special Warranty Deed excludes all water rights appurtenant to the property.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 19th day of October, 2022.

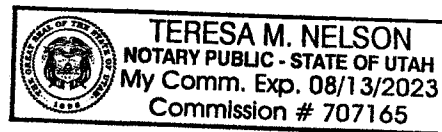
UNIVERSITY OF UTAH

By: Cathy Anderson

Name: Cathy Anderson

Its: Chief Financial Officer and Vice President for
Administrative Services

STATE OF UTAH)
)ss.
County of Salt Lake)



On the 19 day of October, 2022, personally appeared before me Cathy Anderson, who being by me duly sworn, did say that she executed the foregoing instrument as Chief Financial Officer and Vice President for Administrative Services of the University of Utah and she acknowledged to me that the University of Utah executed the same.

[Signature]

NOTARY PUBLIC, Residing in
Salt Lake City, Utah

My Commission Expires:

8/13/23

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description of the Real Property

PARCEL 1:

Lot 1, HARDMAN LEHI SUBDIVISION PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for construction of the highway known as Mountain View Corridor, being part of an entire tract of property situate, being part of an entire tract of property situate in the Northwest quarter of the Southwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract in the Easterly right of way line of Redwood Road said corner is 929.40 feet (929.38 feet by record) North 89°48'50" East along the section line and 257.30 feet (257.20 feet by record) South from the West quarter corner of said Section 2, said corner is also approximately 93.11 feet perpendicularly distant Easterly from the Redwood Road right of way control line opposite engineer station 669+34.89, and running thence South 89°31'49" East 49.05 feet along the Southerly right of way and limited access line of 2100 North Freeway to a point 141.00 feet perpendicularly distant Easterly from said control line opposite engineer station 699+24.28; thence South 10°27'07" East 254.37 feet to a point 134.00 feet perpendicularly distant Easterly from said control line opposite engineer station 696+70.00; thence South 05°06'37" East 413.01 feet to said Easterly right of way line of Redwood Road at a point approximately 84.25 feet perpendicularly Easterly from said control line opposite engineer station 692+60.00; thence North 12°10'38" West 504.12 feet along said Easterly right of way line; thence North 08°37'22" West 171.08 feet along said Easterly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 00°00'01" clockwise to obtain highway bearings.)

PARCEL 1A:

A non-exclusive, perpetual access easement as created by that certain Declaration of Grant of Access Easement Agreement, recorded December 22, 2015 as Entry No. 114653:2015 of Official Records.

PARCEL 2:

A portion of Lot 3, HARDMAN LEHI SUBDIVISION PLAT "A" and a portion of Lot 1, VIEW 21 PLAT "A" SUBDIVISION, being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of 2100 North Street, said point being North 89°48'50" East 1,854.18 feet along the section line and South 255.21 feet from the West quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 67.02 feet along the Southerly right-of-way line of said 2100 North Street; thence North 86°38'01" East 374.74 feet along the Southerly right-of-way line of said 2100 North Street; thence South 777.75 feet to the Northerly right-of-way line of Hardman Way; thence West 25.00 feet along the Northerly right-of-way line of said Hardman Way; thence Southwesterly 351.75 feet along the arc of a 456.00 foot radius curve to the left (center bears South and the chord bears South 67°54'06" West 343.09 feet with a central angle of 44°11'48") along the Northerly right-of-way line of said Hardman Way; thence Southwesterly 303.01 feet along the arc of a 394.00 foot radius curve to the right (center bears North 44°11'48" West and the chord bears South 67°50'07" West 295.60 feet with a central angle of 44°03'49") along the Northerly right-of-way line of said Hardman Way; thence South 89°52'02" West 38.29 feet along the Northerly right-of-way line of said Hardman Way; thence Northwesterly 53.52 feet along the arc of an 805.50 foot radius curve to the right (center bears North 86°11'09" East and the chord bears North 01°54'39" West 53.51 feet with a central angle of 03°48'25"); thence North 00°00'26" West 352.90 feet; thence Northeasterly 163.01 feet along the arc of a 405.50 foot radius curve to the right (center bears North 89°59'34" East and the chord bears North 11°30'34" East 161.92 feet with a central angle of 23°02'00"); thence North 23°01'34" East 468.72 feet to the point of beginning.

Tax Id No.: 41-840-0099 and 41-840-0109