

WHEN RECORDED MAIL TO
AND SEND TAX NOTICES TO:

Mitchell Barlow & Mansfield, P.C.
Attn: Michael Black
Nine Exchange Place, Suite 600
Salt Lake City, UT 84111

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

HVAF LLC, a Utah limited liability company ("Grantor"), of 5255 West 11000 North, Suite 125, Highland, Utah 84003, hereby conveys and warrants against all claiming by, through or under Grantor to AFEW1 Limited Liability Company, a Utah limited liability company, of 5255 West 11000 North, Suite 125, Highland, Utah 84003 ("Grantee"), for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to wit:

See Attached **Exhibit A.**

Subject to matters of record in the Recorder's Office for Utah County.

Witness the hand of said Grantor as of this June 16, 2023.

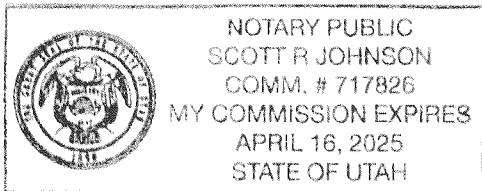
GRANTOR:

HVAF LLC,
a Utah limited liability company

By: [Handwritten Signature]
Name: Chad Christofferson
Title: Manager

STATE OF UTAH)
) : ss.
UTAH COUNTY)

The foregoing instrument was acknowledged before me this 16th day of June, 2023 by Chad Christofferson, as the Manager of HVAF LLC, a Utah limited liability company.



[Handwritten Signature]
NOTARY PUBLIC

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Utah County, State of Utah, more particularly described as follows:

Beginning at a point which is South 89°53'29" East along the section line 426.31 feet and South 2800.40 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 89°06'00" E 53.00 feet to a point of curvature; thence along an arc 23.59 feet to the right, having a radius of 15.00 feet, the chord bears N 45°57'19" E 21.23 feet to a point on the southern right of way line of 350 South; thence S 88°56'04" E 570.12 feet to a point of curvature, thence along an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet more or less to the western right of way line of 1100 West, thence along said right of way the following five (5) calls: 1) S 0°56'33" W 140.54 feet; 2) along an arc 114.04 feet to the right, having a radius of 710.50 feet, the chord bears S 5°32'27" W 113.92 feet; 3) S 10°08'21" W 120.25 feet; 4) along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; 5) S 0°56'33" W 9.86 feet to a point of curvature, thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence S 0°50'57" W 60.49 feet more or less to the southern right of way line of 450 South; thence N 88°56'04" W 531.16 feet to a point of curvature; thence along an arc 23.61 feet to the left, having a radius of 15.00 feet, the chord bears S 45°58'58" W 21.24 feet; thence N 89°06'00" W 53.00 feet; thence N 0°54'00" E 609.42 feet to the POINT OF BEGINNING

Serial Nos. 130410107, 130400103

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Attn: Michael Black
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ENT 128421:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Dec 30 11:12 AM FEE 40.00 BY MG
RECORDED FOR Mitchell Barlow & Mansfield, P.C.
ELECTRONICALLY RECORDED

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

HVAF2 LLC, a Utah limited liability company ("Grantor"), of 5255 West 11000 North, Suite 125, Highland, Utah 84003, hereby conveys and warrants against all claiming by, through or under Grantor to AFEW1 Limited Liability Company, a Utah limited liability company, of 5255 West 11000 North, Suite 125, Highland, Utah 84003 ("Grantee"), for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to wit:

See Attached **Exhibit A.**

Subject to matters of record in the Recorder's Office for Utah County.

Witness the hand of said Grantor as of this October 5, 2022.

GRANTOR:


HVAF2 LLC,
a Utah limited liability company

By: 

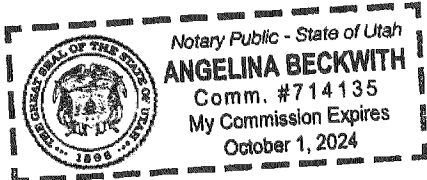
Name: Chad Christofferson
Title: Manager

STATE OF UTAH)
) : ss.
UTAH COUNTY)

The foregoing instrument was acknowledged before me this 5th day of October, 2022 by Chad Christofferson, as the Manager of HVAF2 LLC, a Utah limited liability company.



NOTARY PUBLIC



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Utah County, State of Utah, more particularly described as follows:

Beginning at a point which is South 89°53'29" East along the section line 426.31 feet and South 2800.40 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 89°06'00" E 53.00 feet to a point of curvature; thence along an arc 23.59 feet to the right, having a radius of 15.00 feet, the chord bears N 45°57'19" E 21.23 feet to a point on the southern right of way line of 350 South; thence S 88°56'04" E 570.12 feet to a point of curvature; thence along an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet more or less to the western right of way line of 1100 West; thence along said right of way the following five (5) calls: 1) S 0°56'33" W 140.54 feet; 2) along an arc 114.04 feet to the right, having a radius of 710.50 feet, the chord bears S 5°32'27" W 113.92 feet; 3) S 10°08'21" W 120.25 feet; 4) along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; 5) S 0°56'33" W 9.86 feet to a point of curvature; thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence S 0°50'57" W 60.49 feet more or less to the southern right of way line of 450 South; thence N 88°56'04" W 531.16 feet to a point of curvature; thence along an arc 23.61 feet to the left, having a radius of 15.00 feet, the chord bears S 45°58'58" W 21.24 feet; thence N 89°06'00" W 53.00 feet; thence N 0°54'00" E 609.42 feet to the POINT OF BEGINNING.

Serial: 13:040:0150