

Escrow No. 304604BR

WHEN RECORDED, MAIL TO:
Mt. Nebo Thrift Corp
965 North Main Street
Nephi, Utah 84648

Space above this line for recorder's use

Warranty Deed

SOMERVILLE S.C. ASSOCIATES LIMITED PARTNERSHIP, as Grantors having an address at c/o RD Management Corp., 810 Seventh Avenue, New York, New York 10019, hereby CONVEYS AND WARRANTS to MT. NEBO THRIFT CORP., a Utah corporation, as Grantees having an address at 965 North Main Street, Nephi, Utah 84648 for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in Juab County, State of Utah:

All of Lots 1 and 2 of Safeway subdivision according to the official plat thereof filed as Entry No. 174485 and as Map 238, in the office of the Juab County Recorder.

SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 1994, and thereafter.

WITNESS the hand of said Grantor this 12th day of January, 1995.

SOMERVILLE S.C. ASSOCIATES LIMITED PARTNERSHIP,

By: [Signature]
Its: General Partner

By: [Signature]
Its: General Partner

00203298 Bk0367 Pg0019

STATE OF)
)ss.
County of)

CRAIG J. SPERRY, JUAB COUNTY RECORDER
1995 JAN 17 14:05 PM FEE \$13.00 BY HMJ
FOR: JUAB TITLE & ABSTRACT COMPANY

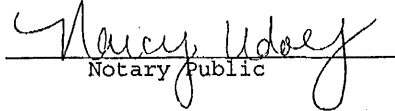
On the 12th day of January, 1995 personally appeared before me Jay Freeman and Michael M. Ades who being by me duly sworn did say that they are the General Partners of the firm of Somerville S.C. Associates Limited Partnership and that the foregoing instrument was signed in behalf of said Partnership by authority of the Articles of said Partnership, and the said Jay Freeman and Michael M. Ades each duly acknowledged to me that said Partnership executed the same.

Nancy Udoy
NOTARY PUBLIC

STATE OF NEW YORK)
: ss. :
COUNTY OF NEW YORK)

On this 12th day of January, 1995 personally appeared before me Jay Furman and Michael M. Ades who being duly sworn did say that they are General Partners of the firm of Somerville S.C. Associates Limited Partnership and that the foregoing instrument was signed in behalf of said Partnership by authority of the Articles of said Partnership, and the said Jay Furman and Michael M. Ades each duly acknowledged to me that said Partnership executed the same.

NANCY UDOLF
Notary Public, State of New York
No. 31-4978594
Qualified in New York County
Commission Expires March 11, 1995


Notary Public

RDWGMT\NOTARY.9

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ENTRY NO. 00290707

05/06/2019 12:33:55 PM B: 0588 P: 1656

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CRAIG J. SPERRY JUAB COUNTY RECORDER

FEE \$ 13.00 BY JUAB TITLE & ABSTRACT COMPANY



WARRANTY DEED

Nephi City, a Municipal Corporation, Grantor, of Utah, hereby **CONVEYS** and **WARRANTS** to Mt. Nebo Thrift Corp., a Utah corporation, Grantee, of 1050 South State Street, Mount Pleasant, UT 84647 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Juab County, State of Utah, to-wit:

Parcel No. XA00-0820 (Portion): BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 SAFEWAY SUBDIVISION, SAID CORNER LIES 3.46 FEET SOUTH 00°14'21" EAST ALONG THE SECTION LINE FROM THE SOUTH 1/16 CORNER BETWEEN SECTIONS 32 AND 33, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°08'59" EAST 374.15 FEET ALONG THE SECTION LINE AND THE WEST LINE OF LOT 1 OF SAID SUBDIVISION TO THE NORTH RIGHT-OF-WAY LINE OF 900 NORTH STREET, THENCE NORTH 89°35'05" WEST 81.63 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF 100 WEST STREET, THENCE NORTH 00°10'54" EAST 319.92 FEET ALONG THE EAST LINE OF 100 WEST STREET TO A POINT THAT IS 10 FEET SOUTH OF A FENCE, THENCE SOUTH 89°02'57" EAST 56.97 FEET ALONG A LINE THAT PARALLELS 10 FEET SOUTH OF A FENCE, THENCE NORTH 01°50'36" EAST 54.52 FEET ALONG A LINE THAT PARALLELS 10 FEET EAST OF A FENCE, THENCE NORTH 89°45'37" EAST 20.92 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO NEPHI CITY A 10 FOOT UTILITY EASEMENT ALONG THE WEST AND SOUTH BOUNDARIES OF THE ABOVE-DESCRIBED PARCEL (ALONG THE FRONTAGE OF 100 WEST STREET AND 900 NORTH STREET).

Together with all improvements thereon and anywise appertaining thereto.

Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

WITNESS THE HANDS of said Grantor this 3rd day of May, 2019.

Nephi City, a Municipal Corporation

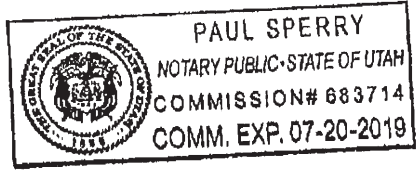
Glade R. Nielson, Mayor

Lisa E. Brough, Recorder

STATE OF UTAH)
 : ss.
COUNTY OF JUAB)

On the 3rd of May, 2019, before me, a Notary Public in and for the said state, appeared Glade R. Nielson, Mayor and Lisa E. Brough, Recorder of Nephi City, a Municipal Corporation personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.


Notary Public



JUAB TITLE & ABSTRACT COMPANY
240 North Main Street, Nephi, UT 84648
(435)623-0387 Order No. 36058