

When Recorded, mail to:

Monarch Development of Salt Lake
Attn: Marla Howard
6914 South 3000 East, Suite 101
Salt Lake City, UT 84121
Parcel No UTSL-0724
File # 36001
Tax ID No. 33-22-400-001

12398122
10/26/2016 12:45:00 PM \$15.00
Book - 10492 Pg - 3512-3514
Gary W. Ott
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 3 P.

Escrow No. *16-2348*

Special Warranty Deed

Rocky Mountain Power, an unincorporated division of PacifiCorp, Successor in Interest to Utah Power & Light Company, organized and existing under the laws of the State of Utah, with its principal office at 1407 West North Temple Street, Suite 110, Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby conveys and warrants against all who claim by, through or under it to

MONARCH DEVELOPMENT OF SALT LAKE, L.L.C., a Utah limited liability company, Grantee of Salt Lake City, County of Salt Lake, State of Utah,

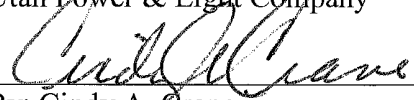
for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by this reference;

The officers who sign the within instrument certify that the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

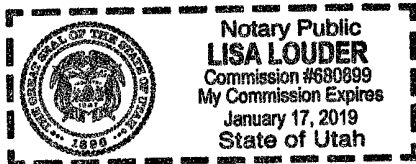
IN WITNESS WHEREOF, said Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this 24th day of October, A.D., 2016


Rocky Mountain Power, an
unincorporated division of
PacifiCorp, Successor in Interest to
Utah Power & Light Company


By: Cindy A. Crane
Its: President

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

On the 24th day of October, 2016, personally appeared before me Cindy A. Crane, who being by me duly sworn, did say that she is the President of Rocky Mountain Power, an unincorporated division of PacifiCorp, Successor in Interest of Utah Power & Light Company, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and the said President acknowledged to me that said corporation executed the same.




NOTARY PUBLIC
My Commission Expires: 1-17-2019

“EXHIBIT A”

PARCEL 1 (Area A)

Beginning at point being South 89°39'19" East 156.06 feet along the section line from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence South 89°39'19" East 241.84 feet; thence South 06°48'00" East 498.27 feet; thence North 31 °35'54" West 572.11 feet to the point of beginning.

PARCEL 2 (Area B)

Beginning at a point being South 659.84 feet along the section line and East 345.37 feet from the Center of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian (said Center of Section being North along the section line 2619.39 feet from the South Quarter Corner of said Section 22); and running thence South 31 °35'54" East 309.94 feet; thence South 06°48'00" East 392.80 feet; thence North 89°34'05" West 131.04 feet; thence North 06°48'00" West 657.67 feet to the point of beginning.

Sidwell No: part of 33-22-400-001-0000

When recorded mail to (tax mailing address):
Monarch Development of Salt Lake, L.L.C.
6914 South 3000 East, Suite 101
Salt Lake City, UT 84121
MTC File No. 269488

13153793
12/20/2019 4:29:00 PM \$40.00
Book - 10876 Pg - 1566-1567
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

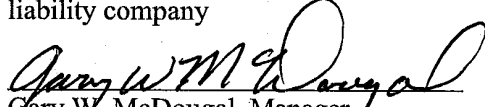
SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, S.A. McDougal, LLC, a Utah limited liability company as to an undivided 70% interest and FlyFam, LLC, a Utah limited liability company as to an undivided 30% interest, GRANTORS, hereby CONVEY and WARRANT against all who claim by, through, or under the Grantors, to Monarch Development of Salt Lake, L.L.C., a Utah limited liability company as GRANTEE, all of Grantor's right, title and interest in the real property located in Salt Lake County, Utah as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO all existing liens, current general taxes, easements, restrictions, rights-of-way, reservations and other matters appearing of record.

Witness the hand of said Grantors this 25 day of ^{November}~~January~~, 2019.

S.A. McDougal, LLC, a Utah limited liability company


Gary W. McDougal, Manager

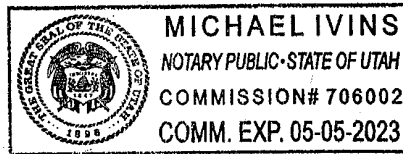
FlyFam, LLC, a Utah limited liability company


Kenneth S. Olson, Manager

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

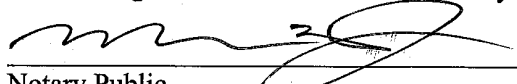
The foregoing instrument was acknowledged before me this 25 day of ^{November}~~January~~, 2019 by Gary W. McDougal, as Manager of S.A. McDougal, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.


Notary Public



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

The foregoing instrument was acknowledged before me this 15 day of ^{October}~~January~~, 2019 by Kenneth S. Olson as Manager of FlyFam, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.


Notary Public

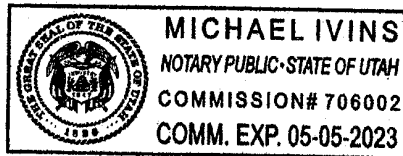


Exhibit "A"

Beginning at point being North 1,840.20 feet along the section line from the South Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 22°07'01" West 392.47 feet; thence North 70°36'07" East 156.66 feet; thence South 00°00'01" East 415.62 feet to the point of beginning.

Contains 30,707 Square Feet or 0.705 Acres

Tax Parcel No. 33-22-300-010

WHEN RECORDED, MAIL TO:
Grantee
6914 South 3000 East, Suite 100
Salt Lake City, UT 84121

9811469
8/15/2006 9:05:00 AM \$18.00
Book - 9335 Pg - 6621-6623
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS. SERVICES
BY: eCASH, DEPUTY - EF 3 P.

Space Above for Recorder's Use

Warranty Deed

KAY A. SCHROEDER and HELEN P. SCHROEDER, TRUSTEES OF THE KAY A. AND HELEN
SCHROEDER FAMILY TRUST Dated 2/9/04, Grantor, of
Bluffdale, County of Salt Lake State of Utah, hereby CONVEYS and WARRANTS to
MONARCH DEVELOPMENT OF SALT LAKE, LLC, a Utah limited liability company, Grantee, of
Salt Lake City, County of Salt Lake , State of Utah, for the sum of TEN AND NO/100-----DOLLARS, and
other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah,
to-wit:

Parcel 1:
The Northwest quarter of the Southeast quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base
and Meridian.

Excepting therefrom any portion thereof lying within the bounds of the Utah Lake Irrigation Company Canal as
conveyed to the Utah Lake Irrigation Company by Deed recorded March 13, 1913 as Entry No. 307033 in Book
8-U of Deeds at page 476 and by Deed recorded September 23, 1913 as Entry No. 314853 in Book 8-G of Deeds
at page 575 of Official Records.

Also excepting therefrom that portion of said property conveyed to Utah Power and Light Company, a
Corporation, by that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 of
Official Records.

Also excepting therefrom that portion of said property conveyed to the State Road Commission of Utah by Deed
recorded February 8, 1968 as Entry No. 2233091 in Book 2631 at page 40 of Official Records.

Also excepting therefrom the following tract of land;

Beginning North along the section line 1895.3 feet and East 877.14 feet from the South Quarter Corner of Section
22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 15°09'15" West
241.45 feet; thence North 74°50'45" East 180.41 feet; thence South 15°09'15" East 241.45 feet; thence South
74°50'45" West 180.41 feet to the point of beginning.

Together with all rights reserved unto Kay A. Schroeder and Helen P. Schroeder, his wife, recited in the above
described Deed to Utah Power and Light Company, which deed recites:

"Reserving to the Grantors, their heirs, successors and assigns, the right to cross over said premises for ingress and
egress to adjoining premises owned by Grantors, provided, that such right shall be limited to those areas not
occupied by poles, towers, or similar improvements to be hereafter placed thereon by the Grantee."

Parcel Identification No. 33-22-400-020.

Parcel 2:

Beginning North along the section line 1895.3 feet and East 877.14 feet from the South Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake base and Meridian, and running thence North 15°09'15" West 241.45 feet; thence North 74°50'45" East 180.41 feet; thence South 15°09'15" East 241.45 feet; thence South 74°50'45" West 180.41 feet to the point of beginning.

Together with a 20 foot right of way with 10 feet on either side of the following described center line:

Beginning at a point on the Easterly side of the Camp Williams Highway, said point being North along the section line 1539.91 feet, and East 105.24 feet from the South quarter corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 75°41'50" East 507.68 feet; thence North 44°24'25" East 101.34 feet; thence North 11°52'25" East 249.65 feet; thence North 03°52'50" East 137.64 feet; thence North 32°57'25" East 64.26 feet; thence North 81°35'10" East 53.63 feet; thence South 50°05'55" East 54.85 feet; thence South 12°41'15" East 5.25 feet.

Parcel Identification No. 33-22-400-021.

Parcel 3:

Beginning 80 rods North and 40 rods West from the Southeast Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 20 rods; thence West 40 rods, thence South 20 rods, thence East 40 rods to the point of beginning.

Excepting therefrom any portion thereof lying within the bounds of the Utah Lake Irrigation Company Canal as conveyed to the Utah Lake Irrigation Company by Deed recorded March 13, 1913 as Entry No. 307033 in Book 8-U of Deeds at page 476 of Official Records.

Reserving and excepting unto the FEDERAL LAND BANK OF BERKELEY, an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property hereinabove described, together with the right of entry and all other rights, including all right of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and full enjoyment, dated June 25, 1941 and recorded November 5, 1941 as Entry No. 917034 in Book 291 at Page 202 of the Official Records.

Parcel Identification No. 33-22-400-006.


**Water Users' Claim No. 59-1681
Application No. 34822**

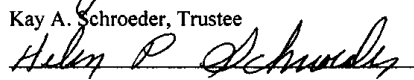
Excepting and reserving unto Grantor all water rights evidenced by certificate # 7667, and as such rights are more particularly defined in the official records of the Utah Division of Water Rights.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 11 day of August, 2006.

Signed in the presence of



Kay A. Schroeder, Trustee


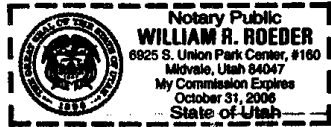
Helen P. Schroeder, Trustee

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 11 day of August, 2006, personally appeared before me KAY A. SCHROEDER and HELEN P. SCHROEDER, TRUSTEES OF THE KAY A. AND HELEN SCHROEDER FAMILY TRUST Dated 2/9/04, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.



William R. Roeder

Notary Public

My Commission Expires: 10/31/06
ITS # 25828

Residing at: SLC, UT