



ENT 106410:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Jul 23 12:37 PM FEE 40.00 BY LT
RECORDED FOR Hickman Land Title Logan
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED
(CORPORATE FORM)

MTSE HOLDINGS 2019004, LLC, a Utah limited liability company

a limited liability company organized and existing under the laws of the State of Utah grantor, with its principal office at the State of Utah, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to

SARATOGA HC, LLC, a Utah limited liability company as to an undivided 76.73% and LINCOLN BUILDING, LLC, a Utah limited liability company as to an undivided 23.27%

grantee of 5837 Woodshire Lane, Highland UT 84003 for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Utah County, State of Utah.

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION
Tax Roll No. 58:035:0107

This document has been prepared as an accommodation by HICKMAN LAND TITLE COMPANY without the benefit of a title search and its accuracy is not guaranteed.

*** This deed is being recorded to show and clarify the total percentage conveyed by the grantor to the grantees.

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized managing member, this 15th day of November, 2019.

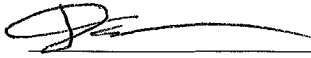
MTSE HOLDINGS 2019004, LLC, a Utah limited liability company

By: 
JAMES HICKMAN, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
 SS
County of Cache)

On the 22nd day of July, 2020 personally appeared before me JAMES HICKMAN who being by me duly sworn did say, each for himself, that he is the Manager of MTSE HOLDINGS 2019004, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.



Notary Public

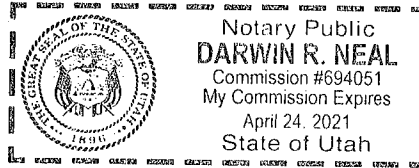


EXHIBIT "A"
Legal Description

RIVERSIDE CROSSING, LOT 1

A portion of the Northeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Redwood Road (SR-68) located $S0^{\circ}13'38''E$ along the quarter section line 866.50 feet and East 99.61 feet from the North 1/4 Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian (said point being monumented with a UDOT right-of-way pipe and cap monument); thence $N89^{\circ}57'12''E$ along the south line of Dalmore Meadows Phase 2 Subdivision 552.49 feet; thence South 256.73 feet; thence West 545.59 feet to the easterly line of Redwood Road; thence along said line the following two (2) courses: $N2^{\circ}47'46''W$ 111.59 feet; thence $N0^{\circ}34'32''W$ 144.84 feet to the point of beginning.