

FOUNDERS TITLE COMPANY NO. F-D52065

WHEN RECORDED MAIL TO:
Grantee
P.O. Box 929
Farmington, Utah 84025

SPECIAL WARRANTY DEED

I-Transact Building, LLC, a Utah limited liability company Grantor,
of North Salt Lake, County of Davis, State of Utah, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to
STEED CREEK PROPERTIES, LLC, Grantee

of P.O. Box 929, Farmington, Utah 84025 for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION - - - - - the following described
tract of land in DAVIS County, State of Utah:

08-087-0135

PARCEL 1
BEGINNING AT A POINT WHICH IS NORTH 0°07'50" WEST 873.14 FEET ALONG THE SECTION
LINE FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH; AND RUNNING THENCE DUE EAST
25.50 FEET; THENCE NORTH 0°07'50" WEST 20.00 FEET; THENCE SOUTH 89°52'10" WEST 251.88
FEET; THENCE DUE NORTH 30.06 FEET TO THE SOUTH LINE OF THE PROPERTY CONVEYED IN
DEED RECORDED February 28, 1994 IN BOOK 1729, PAGE 50, THENCE SOUTH 89°52'10" WEST
368.97 FEET TO THE STATE ROAD COMMISSION PROPERTY; THENCE SOUTH 24°43'36" EAST
191.92 FEET; THENCE SOUTH 34°30'39" EAST 71.89 FEET; THENCE NORTH 89°40'30" EAST 246.41
FEET TO THE PROPERTY CONVEYED IN DEED RECORDED JULY 31, 1987, IN BOOK 1184, PAGE
622 OF THE DAVIS COUNTY RECORDER, THENCE ALONG THE WEST LINE AND NORTH LINE
OF SAID PROPERTY THE FOLLOWING COURSES AND DISTANCES; NORTH 0°07'50" WEST 183.00
FEET, NORTH 89°52'10" EAST 228.40 FEET TO THE POINT OF BEGINNING.

PARCEL 1A
TOGETHER WITH ANY RIGHTS, TITLE OR INTEREST IN THAT CERTAIN RECIPROCAL
AGREEMENT RECORDED April 22, 1996 AT ENTRY NO. 1242759 IN BOOK AT PAGE 1463 OF
OFFICIAL RECORDS.

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, BEGINNING AT A POINT WHICH IS
NORTH 0°07'50" WEST 923.14 FEET AND SOUTH 89°52'10" WEST 595.21 FEET FROM THE
SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 89°52'10" EAST
622.81 FEET; THENCE SOUTH 0°07'50" EAST 40.00 FEET; THENCE WEST 253.9 FEET; THENCE
NORTH 58° WEST 37 FEET, MORE OR LESS, TO A POINT 20 FEET SOUTH OF LAND CONVEYED
BY DEED RECORDED IN BOOK 1729, AT PAGE 50 RECORDS OF DAVIS COUNTY; THENCE SOUTH
89°52'10" WEST 335 FEET, MORE OR LESS, TO A POINT SOUTH 24°43'36" EAST OF THE POINT OF
BEGINNING; THENCE NORTH 24°43'36" WEST 21.99 FEET TO SAID POINT OF BEGINNING.

PARCEL 1B

TOGETHER WITH AN EASEMENT PURSUANT TO THAT CERTAIN EASEMENT AGREEMENT RECORDED December 06, 2005 AS ENTRY NO. 2128043, IN BOOK 3925, AT PAGE 625 OF OFFICIAL RECORDS OVER THE FOLLOWING:

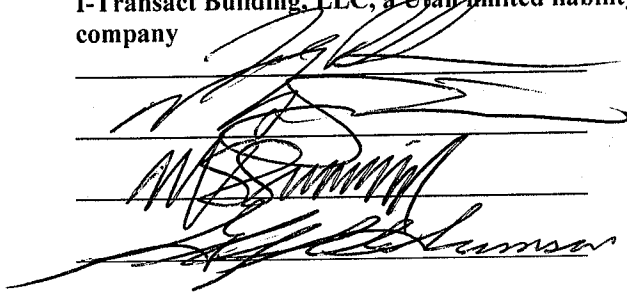
BEGINNING AT A POINT WHICH IS NORTH 00°07'50" WEST 690.92 FEET AND SOUTH 89°40'30" WEST 235.90 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT O BEGINNING BEING ON THE SOUTH LINE OF THE TSC PROPERTY; THENCE SOUTH 00°07'50" EAST 100.00 FEET; THENCE SOUTH 26°08'31" WEST 75.45 FEET TO AN EXISTING SEWER MANHOLE, AND THE POINT OF TERMINUS.

SUBJECT TO A DEED OF TRUST WHICH IS DATED FEBRUARY 1, 2007 AND RECORDED FEBRUARY 15, 2007 AS ENTRY NUMBER 2244923 IN BOOK 4221 AT PAGE 663 OF OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDERS OFFICE.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2015 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 10th day of February, 2015.


I-Transact Building, LLC, a Utah limited liability company

The image shows three handwritten signatures in black ink, each written over a horizontal line. The signatures are stylized and cursive. The first signature is at the top, the second is in the middle, and the third is at the bottom. The lines are evenly spaced and extend across the width of the signatures.

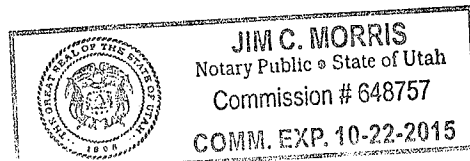
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Davis)

On the 10th day of February 2015, before me, the undersigned Notary Public, personally appeared Michael A. Sumsion, G. Allen Sumsion, Matthew S. Sumsion and M. Jared Poulsen, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC



My Commission Expires: 10-22-15

Residing at: Davis County