When recorded, mail to: Black Clover Enterprises, LLC 12101 South State Street #106 Draper, Utah 84020

12683006 12/19/2017 3:17:00 PM \$14.00 Book - 10631 Pg - 2938-2940 ADAM GARDINER Recorder, Salt Lake County, UT FIRST AMERICAN NCS BY: eCASH, DEPUTY - EF 3 P.

Special Warranty Deed

Draper Spectrum, L.C., a Utah limited liability company, as Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to Black Clover Enterprises, LLC, a Utah limited liability company, as Grantee, at 12101 S. State Street, Suite 106, Draper, Utah 84020 for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah, to wit:

Refer to Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2017, and thereafter.

WITNESS the hand of said Grantor this 19th day of December, 2017.

[SIGNATURE ON FOLLOWING PAGE]

Draper Spectrum, L.C.,

a Utah limited liability company

By: John R. Thackeray, Manager By: Kevin S. Garn, Manager
State of Utak) State of Salt Sake)
County of Salt Jake)
On this // day of, 2017, before me, the undersigned Notary Public, personally appeared John R. Thackeray, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.
GAYLYNN HART NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 08/07/2019 Commission # 684684
State of Utah)
County of Davis :ss
On this 15 day of <u>December</u> , 2017, before me, the undersigned Notary Public, personally appeared Kevin S. Garn, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. GABRIELLE ROSS Notary Public, State of Utah
NOTARY PUBLIC Commission # 691579 My Commission Expires On

October 26, 2020

EXHIBIT "A" TO SPECIAL WARRANTY DEED

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 101A, EASTGATE SUBDIVISION AMENDED, AMENDING LOTS 101 AND 103 OF EASTGATE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "2013P" OF PLATS, AT PAGE 247 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTH 0°03'30" EAST 1759.96 FEET AND NORTH 89°57'50" WEST 2110.74 FEET FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 0°02'10" WEST 236.18 FEET; THENCE SOUTH 89°57'28" WEST 211.31 FEET; THENCE NORTH 109.62 FEET; THENCE WEST 46.21 FEET; THENCE NORTH 00°02'10" EAST 126.88 FEET; THENCE SOUTH 89°57'50" EAST 257.60 FEET TO THE POINT OF BEGINNING.

(Portion of Parcel No. 28-30-151-056)