

When Recorded Return To:

Olde Mill Investment Properties, LLC
3715 So Honeycut Rd
Salt Lake City, UT 84106

Option to Purchase Real Property

Wilson Properties & Associates, LLC, a Utah limited liability company, of 200 W 400 North, Centerville, UT 84014, Optionor, hereby grants to **Olde Mill Investment Properties, LLC**, a Utah limited liability company, of 3715 So Honeycut Rd, Salt Lake City, UT 84106, Optionee, in consideration of the payment of Ten Dollars (\$10), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, an option to purchase an undivided One-Half (1/2) interest in the following described tracts of improved real property, situated in Davis County, Utah, and more particularly described on attached Exhibit "A," upon the following terms and conditions:

11-195-0005
11-195-0006
11-195-0007

11-195-0008

Terms of Exercise of Option:

11-195-0009
11-195-0010
11-195-0011
11-195-0012

1. Expiration of Option. This option shall expire upon the 18-month anniversary of execution hereof.
2. Exercise of Option. Optionee shall exercise the option by giving Optionor written notice, hand-delivered to Optionor at its address listed above, of its intent to exercise the option no later than Ninety (90) days prior to expiration of the option.
3. Option Price. The option price, which must be paid prior to expiration of the option, is Two Thousand Dollars (\$2,000), together with all costs of document preparation, recording, title work, insurance, and the like.
4. Conditions Precedent to Exercise of Option. In addition to giving proper and timely notice, tendering timely and in full the option price together with costs, Optionee shall timely pay and clear any and all trust deeds, mortgages, liens, and other encumbrances to the parcels of improved real property described on attached Exhibit "A," together with payment to Optionor's attorney, Ronald L. Dunn, Esq., of One Thousand Dollars (\$1,000) upon execution hereof, all prior to expiration of the option.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

5. Reconveyance Upon Exercise of Option. Upon timely and full compliance with the provisions of ¶¶ 2-4, above, Optionor shall convey to Optionee an undivided One-Half (1/2) interest in the parcels of improved real property described on attached Exhibit "A."

DATED 20th August 2019.

Olde Mill Investment Properties, LLC, a
Utah limited liability company



Idaho Charles Brandon Rawlins, Manager

STATE OF ~~UTAH~~)
 Madison : ss
COUNTY OF ~~DAVIS~~)

On 20 August 2019 personally appeared before me Charles Brandon Rawlins, manager of said Olde Mill Investment Properties, LLC, who, being first duly sworn, stated that he executed the foregoing under authority of its operating documents or a valid resolution of its governing board. and that said Olde Mill Investment Properties, LLC, executed the same.



Notary Public

My Commission: May 21, 2024



**EXHIBIT A
LEGAL DESCRIPTION**

All of Units 9, 10, 11 and 12, in Building C contained within the FORT LANE PLAZA CONDOMINIUM, as the same is identified in the Record of Survey Map filed in the office of the Davis County Recorder, Utah, on April 11, 1985 as Entry No. 699178 in Book 1030 of Plats at Page 469 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for FORT LANE PLAZA CONDOMINIUM, recorded in said county on April 11, 1985 as Entry No. 699220 in Book 1030 at Page 528 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in the Common Areas which is appurtenant to said Units as more particularly described in said Declaration and Map (as said Declaration and Map may have been amended or supplemented).

All of Units 5, 6, 7 and 8, in Building B contained within the FORT LANE PLAZA CONDOMINIUM, as the same is identified in the Record of Survey Map filed in the office of the Davis County Recorder, Utah, on April 11, 1985 as Entry No. 699178 in Book 1030 of Plats at Page 469 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, and Restrictions for FORT LANE PLAZA CONDOMINIUM, recorded in said county on February 7, 1985 as Entry No. 699220 in Book 1030 at Page 528 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in the Common Areas which is appurtenant to said Unit as more particularly described in said Declaration and Map (as said Declaration and Map may have been amended or supplemented).