

Mail Recorded Deed and Tax Notice To:  
STS-MVL, LLC,  
259 South Riverbend Way, Suite 102  
North Salt Lake, UT 84054



File No.: 103055-JVP

## SPECIAL WARRANTY DEED

**NewVistas Property Holdings, LLC, a Utah limited liability company who acquired title as NewVista Property Holdings, LLC, a Utah limited liability company**  
**GRANTOR(S)** of Provo, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to  
**STS-MVL, LLC, a Utah limited liability company, of North Salt Lake, Utah, with respect to an undivided 75% interest as a tenant in common, and to Diamond Burnham, LLC, a Utah limited liability company, of Orem, Utah, with respect to an undivided 25% interest as a tenant in common**

**GRANTEE(S)** of, State of Utah  
**for the sum of Ten and no/100 (\$10.00) DOLLARS**  
and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 47-224-0003 and 35-070-0001 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 30th day of May, 2018.

NewVistas Property Holdings, LLC, a Utah limited liability company

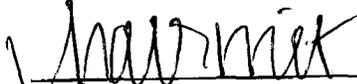
BY:   
Wendy Coplen  
President and Manager

File No. 103055-JVP

STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of May, 2018, personally appeared before me Wendy Coplen, who acknowledged himself/herself to be the President and Manager of NewVistas Property Holdings, LLC, a Utah limited liability company, a limited liability company, and that he/she, as such President and Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public



File No. 103055-JVP

**EXHIBIT A**

**PARCEL 1:**

Lot 3, PLAT "A", NOVATEK SUBDIVISION, Provo, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, recorded January 31, 2003 as Entry No. 15505:2003, Map #9879.

**PARCEL 2:**

All of Lot 1A, PLAT "D", BILLINGS TECHNOLOGY PARK SUBDIVISION, Provo, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, recorded October 2, 1978 as Entry No. 39752, Map Filing #2211.

WHEN RECORDED, MAIL TO:

Bennett Tueller Johnson & Deere, LLC  
Attention: Steven W. Bennett  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121

**WARRANTY DEED**

Diamond Burnham, LLC, a Utah limited liability company, Grantor, for good and valuable consideration paid, hereby conveys and warrants to STS-MVL, LLC, a Utah limited liability company, Grantee, all of Grantor's undivided 25% interest in the following described tracts of land in Utah County, State of Utah, together with all rights and privileges appurtenant thereto, to wit:

Lot 3, PLAT "A", NOVATEK SUBDIVISION, Provo, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, recorded January 31, 2003 as Entry No. 15505:2003, Map #9879.

Parcel # 47:224:0003 (for reference purposes only)

All of Lot 1A, Plat "D", Billings Technology Park Subdivision, Provo, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, recorded October 2, 1978 as Entry No. 39752, Map Filing #2211.

Parcel # 35:070:0001 (for reference purposes only)

Subject to easements, covenants, conditions, restrictions, rights, rights of way and reservations appearing of record, and property taxes.

In witness whereof, Grantor hereby executes this Warranty Deed as of May 16, 2019.

DIAMOND BURNHAM, LLC

By STS-Diamond, LLC, its manager

By:   
Thomas D. Stuart, Manager

STATE OF UTAH

COUNTY OF Davis

The foregoing instrument was acknowledged before me this 16 day of May, 2019, by Thomas D. Stuart, the manager of STS-Diamond, LLC, which is the manager of Diamond Burnham, LLC, a Utah limited liability company.

  
Notary Public

My Commission Expires: 4-3-21  
Residing In: Davis County

