

WHEN RECORDED RETURN TO:

Canyon Gate LLC
5284 S. Commerce Drive, Suite C274
Murray, Utah 84107

SPECIAL WARRANTY DEED

WDG Spanish Fork, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Canyon Gate LLC, a Utah limited liability company **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID #: 38-512-0005

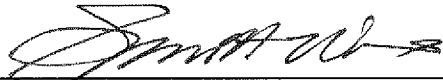
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 4th day of February, 2019.

WDG SPANISH FORK, LLC
a Utah limited liability company

By: Millcreek Partners, LLC
Its: Manager

By: Teton Land Company, L.L.C.
Its: Manager



By: Spencer H. Wright
Its: Manager

State of Utah
County of Davis

On this 4th day of February, 2019, personally appeared before me, the undersigned Notary Public, personally appeared Spencer H. Wright the Manager of WDG Spanish Fork, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Julie B. Boyle
Notary Public
My commission expires: 10-14-2019

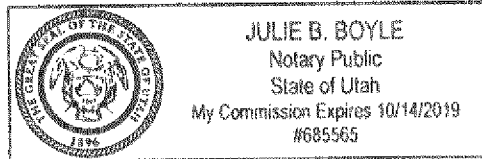


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, EAST BENCH COMMERCIAL SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

LESS AND EXCEPTING:

A tract of land located in the Northwest Quarter of Section 28, Township 8 South, Range 3 East, Salt Lake Base and Meridian; said tract being a part of Lot 2 of East Bench Commercial Subdivision, recorded December 6, 2016 as Entry No. 122351:2016 at the Office of the Utah County Recorder, being more particularly described as follows: Beginning at the Northwest corner of said Lot 2; said point being 203.42 feet South 00°24'38" East along the section line and East 522.06 feet from the Northwest corner of said Section 28; and running thence South 55°07'00" East 402.55 feet along the Northerly line of said Lot 2; thence South 34°53'00" West 301.79 feet; thence South 76°19'11" West 108.37 feet; thence South 89°34'28" West 48.72 feet to a point on the Westerly line of said Lot 2; thence North 00°24'38" West 503.79 feet along said Westerly line to the point of beginning.