

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Mountain America Federal Credit Union
Attn: Chris Tapia
7181 South Campus View Drive
West Jordan, Utah 84084
589 2535

Affects Parcel Tax ID No. 66-527-0003

SPECIAL WARRANTY DEED

TERRA BASIN, LLC, a Utah limited liability company, with an address of 475 North 300 West, Suite 204, Kaysville, Utah 84037 ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor to MOUNTAIN AMERICA FEDERAL CREDIT UNION, a Utah non-profit corporation, with an address of 7181 South Campus View Drive, West Jordan, Utah 84084 ("Grantee"), for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, that certain real property located in Utah County, Utah, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), together with all appurtenances, rights, and privileges belonging to the Property; subject to easements, restrictions, and rights-of-way as may appear of record in the Utah County Recorder's Office and subject to real property taxes and assessments for the current year and thereafter.

TO HAVE AND TO HOLD the Property, with its appurtenances, unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the Property and that it will warrant and defend the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

Witness the hand of said Grantor this 24 day of April 2018.

GRANTOR:

TERRA BASIN, LLC, a Utah limited liability company

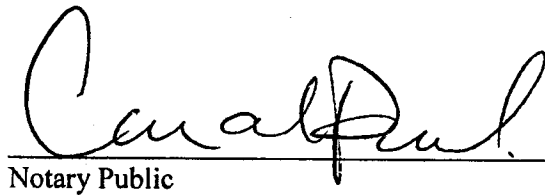
By: [Signature]
Name: J. Stuart Adams
Title: Manager

ACKNOWLEDGEMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 24 day of April, 2018, personally appeared before me J. STUART ADAMS, personally known to me, or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did acknowledge to me that he/she is the MANAGER of TERRA BASIN, LLC, a Utah limited liability company, and that he/she executed the foregoing Special Warranty Deed in his/her authorized capacity on behalf of said limited liability company for its stated purpose.

WITNESS my hand and official seal.



Notary Public

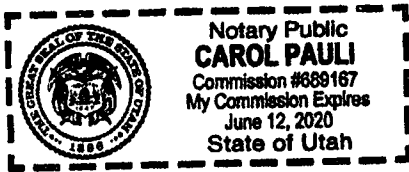


Exhibit A
Legal Description of the Property

All of Lot 7, Springville Marketplace Plat B, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

EXHIBIT "A"