

Mail Tax Notices To:
Benedica LLC
696 South Mohican Lane
Pleasant Grove, UT 84062
File No. BT-10737

Space above this line for Recording Data

WARRANTY DEED

L & R Properties LLC, a Utah limited liability company

GRANTOR(S)

of Pleasant Grove, County of Utah, State of UTAH

Hereby Convey(s) and Warrant(s) to

Benedica LLC, a Utah limited liability company

GRANTEE(S)

of Provo, County of Utah, STATE OF UTAH

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH, to-
wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statues and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2011 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS JUNE 9, 2011.

L & R Properties LLC, a Utah limited liability company

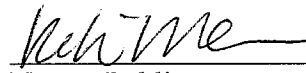

Lon O. Lewis, Member

State of Utah)

:SS

County of Utah)

On the 9th day of June, 2011, personally appeared before me Lon O. Lewis who being by me duly sworn did say for himself that the said Lon O. Lewis is a Member of L & R Properties LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Limited Liability Company and said Lon O. Lewis duly acknowledged to me that said Limited Liability Company executed the same.


Notary Public
My commission expires: 6-3-14

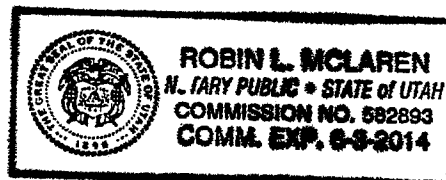


EXHIBIT "A"

Commencing at a point located North $00^{\circ}46'30''$ West along the Section line 750.67 feet and West 1549.31 feet from the East quarter corner of Section 7, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South $89^{\circ}20'30''$ West 347.74 feet more or less to the Easterly boundary line of State Street; thence North $29^{\circ}55'30''$ West along said State Street 191.00 feet more or less to a fence line; thence North $89^{\circ}13'30''$ East along a fence line 438.86 feet to a fence corner; thence South $01^{\circ}25'53''$ East along a fence 167.53 feet more or less to the point of beginning.