

File No. 02-11406
WHEN RECORDED MAIL TO:
Templeview Partners, LLC
180 North University Ave. Ste 200
Provo, Utah 84601

WARRANTY DEED

Hugo Martinez, Martha Martinez, as to an undivided 65% interest, Hugo Martinez, Jr., as to an undivided 15% interest, Clarissa Martinez, as to an undivided 10% interest and Lissette Swensen, as to an undivided 10% interest

Grantor,

of Provo, County of Utah, State of UTAH hereby CONVEY and WARRANT to

Templeview Partners, LLC

Grantee,

of 180 North University Ave, Ste 200, Provo, Utah, 84601, County of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in **UTAH** County, State of UTAH, to-wit

Parcel 1:

Commencing 91.50 feet North of the Southwest corner of Block 13, Plat "B", Provo City Sruvey; thence North 50 feet; thence East 132 feet; thence South 50 feet; thence West 132 feet to the place of beginning.

Parcel 2:

Commencing at the Southeast corner of Lot 2, Block 13, Plat "B", Provo City Survey, thence North 12 rods; thence West 4 rods; thence South 12 rods; thence East 4 rods to beginning.

Less and excepting therefrom:

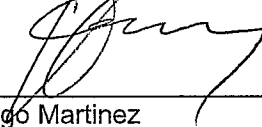
A parcel of land in fee for a State Route traffic signal, known as Project CM-STP-LC49(91). A portion of the "Martinez" parcel, according to the Trustee's Deed recorded as Entry No. 113170-2001, Records of Utah County, Utah, said parcel being in Block 13. Plat "B" of Provo City Survey, and located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE1/4) of Section 12, Township 7 South, Range 2 East, Salt Lake Meridian, Provo, Utah County, Utah, and more particularly described as follows:

COMMENCING at a (brass cap flush) monument at the intersection of US-89, also known as 300 South Street, and SR-189, also known as University Avenue, which bears South 69°15'44" East, a distance of 2,125.54 feet from a (3" brass cap) monument at the North Quarter (N1/4) Corner of Section 12; Thence, North 58°19'44" East, a distance of 77.79 feet, to a point on the Easterly right-of-way boundary of said SR-189 and the Northerly right-of-way boundary of said US-89, Thence, South 89°38'55" East, along the Northerly right-of-way boundary of said US-89, a distance of 132.00 feet, to the Southwesterly corner of said "Martinez" property and the POINT OF BEGINNING; Thence, South 89°38'55" East, continuing along the Northerly right-of-way boundary of said US-89, a distance of 55.04 feet; Thence, North 85°26'38" West, a distance of 55.20 feet, to a point on the Westerly boundary of said "Martinez" property; Thence, South 00°17'24" West, along said Westerly boundary, a distance of 4.05 feet, returning to a point on the Northerly right-of-way boundary of said US-89 and the POINT OF BEGINING.


Tax Serial No.: Parcel 1: 05-013-0004 Parcel 2: 05-013-0023

Subject to property taxes for the year 2014 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

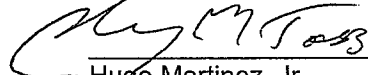
WITNESS the hand of said grantor, this 7th day of November, 2014.



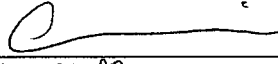
Hugo Martinez



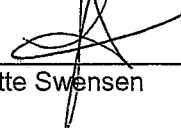
Martha Martinez



Hugo Martinez, Jr.



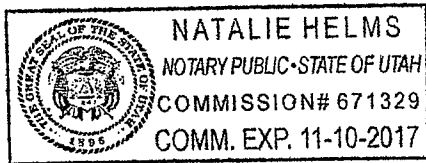
Clarissa Martinez

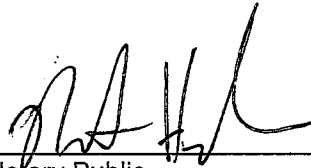


Lissette Swensen

STATE OF UTAH)
) :ss
COUNTY OF UTAH)

On the 7th day of November, 2014, personally appeared before me Hugo Martinez, Martha Martinez, Hugo Martinez Jr., Clarissa Martinez, the signers of the within instrument, who duly acknowledged to me that they executed the same.

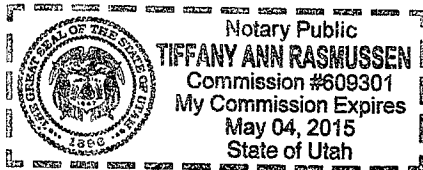


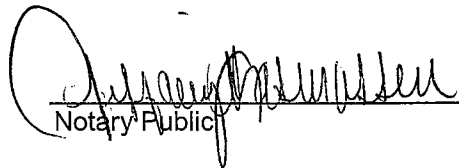


Notary Public

STATE OF Utah)
) :ss
COUNTY OF Utah)

On the 10 day of November, 2014, personally appeared before me Lissette Swensen, the signer of the within instrument, who duly acknowledged to me that they executed the same.





Notary Public

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
Templeview Partners, LLC
180 North University Avenue, Suite 200
Provo, UT 84601

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-657575-SLC1 (ami)**
A.P.N.: **05-013-0010**

Halladay PT Investors, LLC, a Utah limited liability company, Grantor, of **Provo, Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Templeview Partners, LLC, a Utah limited liability company, Grantee, of **Provo, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

PARCEL 1:

COMMENCING AT NORTHWEST CORNER OF BLOCK 13, PLAT "B", PROVO CITY SURVEY; THENCE EAST 92 FEET; THENCE SOUTH 102 FEET; THENCE WEST 92 FEET; THENCE NORTH 102 FEET TO BEGINNING.

PARCEL 2:

COMMENCING 92 FEET EAST OF NORTHWEST CORNER OF BLOCK 13, PLAT "B", PROVO CITY SURVEY; THENCE EAST 49.50 FEET; THENCE SOUTH 189.52 FEET; THENCE WEST 25 FEET; THENCE NORTH 45? EAST 17 FEET; THENCE NORTH 57.85 FEET; THENCE NORTH 45? WEST 1.41 FEET; THENCE WEST 35.50 FEET; THENCE NORTH 119.02 FEET TO BEGINNING.

PARCEL 3:

COMMENCING 141.5 FEET EAST FROM NORTHWEST CORNER OF BLOCK 13, PLAT "B", PROVO CITY SURVEY; THENCE EAST 58.34 FEET; THENCE SOUTH ALONG THE EAST LINE OF LOT 5, 199.52 FEET TO SOUTH LINE OF LOT 4; THENCE WEST 58.34 FEET; THENCE NORTH 199.52 FEET TO BEGINNING.

LESS AND EXCEPTING ALL THAT PORTION CONTAINED IN THE QUIT CLAIM DEED RECORDED FEBRUARY 28, 2005 AS ENTRY NO. 20172:2005 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL, DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED UNDER ENTRY #6432-92, SAID CORNER BEING MORE SPECIFICALLY DESCRIBED AS BEING LOCATED SOUTH 102.00 FEET FROM THE NORTHWEST CORNER OF BLOCK #13 IN PLAT "B" OF PROVO CITY SURVEY OF BUILDING LOTS, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF SAID BLOCK #13, THENCE THE FOLLOWING ALONG SAID PARCELS: EAST 92.00 FEET; SOUTH 17.02 FEET; EAST 35.50 FEET; SOUTH 45° EAST 1.41 FEET; SOUTH 57.50 FEET; THENCE DEPARTING FROM SAID DEED, SOUTH 42° 03' 41" WEST 14.84 FEET TO A GATE POST; THENCE SOUTH 00°38'18" EAST 10.98 FEET TO ANOTHER GATE POST; THENCE WEST 118.67 FEET ALONG THE SOUTHERLY BOUNDARY OF LOT #4 OF BLOCK #13 TO THE SOUTHWEST CORNER OF SAID LOT #4; THENCE NORTH 97.52 FEET ALONG THE WESTERLY BOUNDARY OF SAID BLOCK #13 TO THE POINT OF BEGINNING.

PARCEL 4:

COMMENCING AT NORTHWEST CORNER OF LOT 6, BLOCK 13, PLAT "B", PROVO CITY SURVEY; THENCE EAST 3 RODS; THENCE SOUTH 12 RODS; THENCE WEST 3 RODS; THENCE NORTH 12 RODS TO BEGINNING.

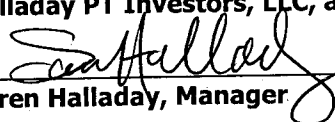
PARCEL 5:

COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF A PARCEL DESCRIBED AS "PARCEL 11" IN A WARRANTY DEED RECORDED UNDER ENTRY #62511-2001, SAID POINT BEING MORE SPECIFICALLY DESCRIBED AS BEING LOCATED 102.00 FEET SOUTH AND 92.00 FEET EAST FROM THE NORTHWEST CORNER OF BLOCK #13, PLAT B, OF PROVO CITY SURVEY OF BUILDING LOTS, THENCE THE FOLLOWING ALONG SAID PARCEL, SOUTH 17.02 FEET; EAST 35.50 FEET; SOUTH 45° EAST 1.41 FEET; SOUTH 57.85 FEET; THENCE DEPARTING FROM SAID DEED S 42°58'56" WEST 14.59 FEET TO A GATE POST; THENCE S 00°38'18" EAST 10.98 FEET TO ANOTHER GATE POST; THENCE EAST 22.83 FEET ALONG THE SOUTHERLY BOUNDARY OF LOT #4 OF BLOCK #13 TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED AS "PARCEL 12" IN THE AFOREMENTIONED RECORDED DEED; THENCE NORTH 10.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 11; THENCE NORTH ALONG THE EAST SIDE OF PARCEL 11, 189.52 FEET TO THE NORTH LINE OF BLOCK #13; THENCE WEST ALONG SAID BLOCK, 49.50 FEET TO THE NORTHWEST CORNER OF PARCEL 11; THENCE SOUTH 102.00 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2015 and thereafter.

Witness, the hand(s) of said Grantor(s), this 11-3-2015.

Halladay PT Investors, LLC, a Utah limited liability company


Soren Halladay, Manager

STATE OF Utah)
County of Salt Lake)ss.

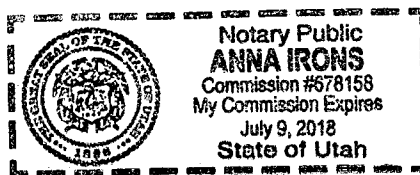
On 11-3-2015, before me, the undersigned Notary Public, personally appeared **Soren Halladay the Manager of Halladay PT Investors, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

Anna Irons
Notary Public

My Commission Expires:

7-9-2018



ENT 105320:2015 PG 1 of 2
Jeffery Smith
Utah County Recorder
2015 Nov 23 08:41 AM FEE 12.00 BY CS
RECORDED FOR First American Title Insurance
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
Templeview Partners, LLC,
180 North University Avenue,, Suite 200
Provo, UT 84601

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-668058-SLC1 (ami)**
A.P.N.: **05:013:0006**

John H. Sharpe and Joanne P. Sharpe, Grantor, of **Provo**, **Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

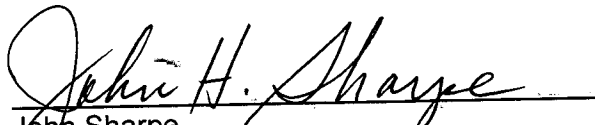
Templeview Partners, LLC, a **Utah limited liability company**, Grantee, of **Provo**, **Utah** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

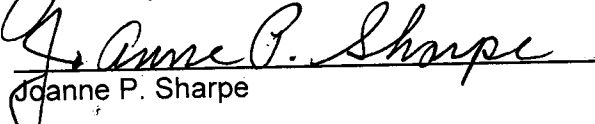
PARCEL 1 (TAX PARCEL NO. 05-013-0006):

COMMENCING AT NORTHWEST CORNER OF LOT 3, BLOCK 13, PLAT "B", PROVO CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 58.02 FEET; THENCE EAST 132 FEET; THENCE NORTH 58.02 FEET; THENCE WEST 132 FEET TO BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2015** and thereafter.

Witness, the hand(s) of said Grantor(s), this 11-20-2015.


John Sharpe


Joanne P. Sharpe

ENT 105320:2015 PG 2 of 2

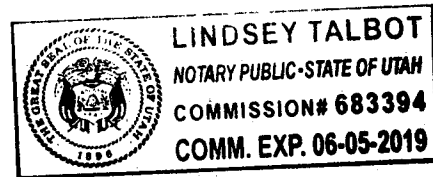
STATE OF Utah)
County of Utah)ss.

On November 6, 2015, before me, the undersigned Notary Public, personally appeared **John H. Sharpe and Joanne P. Sharpe**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 6/5/19

Lindsey Talbot
Notary Public



Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
Templeview Partners, LLC,
180 North University Avenue,, Suite 200
Provo, UT 84601

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SPECIAL WARRANTY DEED

Escrow No: **NCS-668058-SLC1 (ami)**
A.P.N.: **05:013:0006**

John Sharpe, Grantor, of **Provo**, **Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Templeview Partners, LLC, a **Utah limited liability company**, Grantee, of **Provo**, **Utah** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

PARCEL 2 (TAX PARCEL NO. 05-013-0009):

COMMENCING 102 FEET SOUTH FROM THE NORTHWEST CORNER OF BLOCK 13, PLAT "B", PROVO CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 97.52 FEET; THENCE EAST 92 FEET; THENCE NORTH 97.52 FEET; THENCE WEST 92 FEET TO THE PLACE OF BEGINNING.

ALSO:

COMMENCING AT A POINT 92 FEET EAST AND 119.02 FEET SOUTH FROM NORTHWEST CORNER OF BLOCK 13, PLAT "B", PROVO CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 70.50 FEET; THENCE EAST 24.50 FEET; THENCE NORTH 45° EAST 17.00 FEET; THENCE NORTH 57.50 FEET; THENCE NORTH 45° WEST 1.41 FEET; THENCE WEST 35.50 FEET TO THE PLACE OF BEGINNING.

PARCEL 3 (TAX PARCEL NO. 05-013-0018):

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL, DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED UNDER ENTRY #6432-92, SAID CORNER BEING MORE SPECIFICALLY DESCRIBED AS BEING LOCATED SOUTH 102.00 FEET FROM THE NORTHWEST CORNER OF BLOCK #13 IN PLAT "B" OF PROVO CITY SURVEY OF BUILDING LOTS, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF SAID BLOCK #13, THENCE THE FOLLOWING ALONG SAID PARCELS: EAST 92.00 FEET; SOUTH 17.02 FEET; EAST 35.50 FEET; SOUTH 45° EAST 1.41 FEET; SOUTH 57.50 FEET; THENCE DEPARTING FROM SAID DEED, SOUTH 42° 03' 41" WEST 14.84 FEET TO A GATE POST; THENCE SOUTH 00°38'18" EAST 10.98 FEET TO ANOTHER GATE POST; THENCE WEST 118.67 FEET ALONG THE SOUTHERLY BOUNDARY OF LOT #4 OF BLOCK #13 TO THE SOUTHWEST CORNER OF SAID LOT #4; THENCE NORTH 97.52 FEET ALONG THE WESTERLY BOUNDARY OF SAID BLOCK #13 TO THE POINT OF BEGINNING.

NOTE: SOUTH = SOUTH 00°18'65" WEST USING UTAH STATE PLANE COORDINATES, NAD '27, CENTRAL ZONE

LESS AND EXCEPTING FROM PARCEL 3 ALL THAT PORTION ALREADY DESCRIBED IN PARCEL 2 ABOVE, DESCRIBED AS FOLLOWS:

COMMENCING 102 FEET SOUTH FROM THE NORTHWEST CORNER OF BLOCK 13, PLAT "B", PROVO CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 97.52 FEET; THENCE EAST 92 FEET; THENCE NORTH 97.52 FEET; THENCE WEST 92 FEET TO THE PLACE OF BEGINNING.

ALSO: COMMENCING AT A POINT 92 FEET EAST AND 119.02 FEET SOUTH FROM NORTHWEST CORNER OF BLOCK 13, PLAT "B", PROVO CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 70.50 FEET; THENCE EAST 24.50 FEET; THENCE NORTH 45° EAST 17.00 FEET; THENCE NORTH 57.50 FEET; THENCE NORTH 45° WEST 1.41 FEET; THENCE WEST 35.50 FEET TO THE PLACE OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2015 and thereafter.

Witness, the hand(s) of said Grantor(s), this 11-20-2015.



John Sharpe

STATE OF Utah)
County of Utah)ss.

ENT 105321:2015 PG 3 of 3

On November 6, 2015, before me, the undersigned Notary Public, personally appeared **John Sharpe**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 6/5/19

Lindsey Talbot
Notary Public

