

WHEN RECORDED MAIL TO:
Mango Labs, LLC
111 East Broadway, #900
Salt Lake City, Utah 84111
Attn: Matthew B. Garff

01093751 B: 2467 P: 1143

Page 1 of 7

Mary Ann Trussell, Summit County Utah Recorder

06/21/2018 02:30:30 PM Fee \$27.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

MAIL TAX NOTICES TO:
Grantee at its address set forth below:

94845 - AF

(Space above this line for Recorder's use)

Tax Serial Nos. Parcel CD-158, CD-158-B, CD- 168,
CD-168-A, CD-174-A, CD-174-A- 1

SPECIAL WARRANTY DEED

TRUE ROUNDY ENTERPRISES, LTD., a Utah limited partnership and **VERNA ROUNDY WILDE, LLC**, a Utah limited liability company fka Verna Roundy Wilde, Ltd., Grantors, of Salt Lake County, Utah, hereby convey and warrant against all claiming by, through, or under them to **MANGO LABS, LLC**, a Utah limited liability company, Grantee, with an address of 111 East Broadway, #900, Salt Lake City, Utah 84111, for good and valuable consideration, the following described property, in Summit County, State of Utah (the "Property"):

See Exhibit A attached hereto and made part hereof.

Together with all improvements, buildings, structures and fixtures located on the Property all easements and rights of way benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property including all of Grantors' right, title and interest in and to minerals and subsurface rights and water and water rights appurtenant to the Property.

SUBJECT TO: (a) non-delinquent taxes and assessments for 2017 and subsequent years; (b) all federal, state and local zoning, building, subdivision, land sales, land use, ecology, environmental protection and other laws, ordinances rules and regulations of governmental authorities, including those of any and all regulatory agencies and administrative officials having or asserting jurisdiction over the Property; (c) any matter or state of facts which an accurate current survey or current physical inspection of the Property would reveal; and (d) reservations, restrictions, encumbrances, easements and rights-of-way, rights, liens and encumbrances of record.

[SIGNATURE PAGE FOLLOWS]

Granters have executed this Special Warranty Deed as of the 14th day of June, 2018.

GRANTORS:

TRUE ROUNDY ENTERPRISES, LTD.,
a Utah limited partnership

By: *Hannah Braithwaite*

Hannah Braithwaite, as limited partner

By: *Verna Joyce Buhler*

Verna Joyce Buhler, as limited partner

John Feild, as limited partner

By: *John Feild*

By: *Veronica M. Jackson*

Veronica Jackson, as limited partner

VERNA ROUNDY WILDE, LLC,
a Utah limited liability company
fka Verna Roundy Wilde, Ltd.

By: *George W. Wilde*

George W. Wilde, as Member

By: *Signed in counterpart*

Robert C. Wilde, as Member

Granters have executed this Special Warranty Deed as of the 14th day of June, 2018.

GRANTORS:

TRUE ROUNDY ENTERPRISES, LTD.,
a Utah limited partnership

By: _____

Hannah Braithwaite, as limited partner

By: _____

Verna Joyce Buhler, as limited partner

By: _____

John Feild, as limited partner

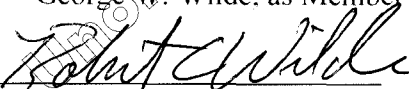
By: _____

Veronica Jackson, as limited partner

VERNA ROUNDY WILDE, LLC,
a Utah limited liability company
fka Verna Roundy Wilde, Ltd.

By: _____

George W. Wilde, as Member

By: 

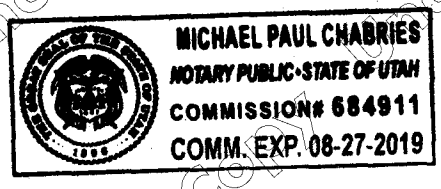
Robert C. Wilde, as Member

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15th day of June, 2018, by Hannah Braithwaite, as limited partner of **TRUE ROUNDY ENTERPRISES, LTD.**, a Utah limited partnership.

Michael P. Chabries
NOTARY PUBLIC
Residing at: DAVIS COUNTY

My Commission Expires:
8-27-2019

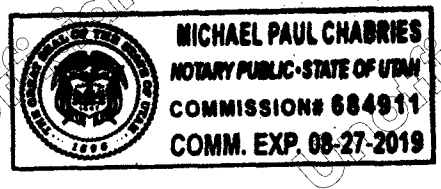


STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 14th day of June, 2018, by Verna Joyce Buhler, as limited partner of **TRUE ROUNDY ENTERPRISES, LTD.**, a Utah limited partnership.

Michael P. Chabries
NOTARY PUBLIC
Residing at: DAVIS COUNTY

My Commission Expires:
8-27-2019

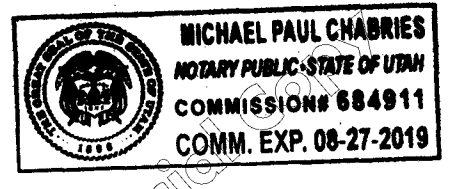


STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 14th day of June, 2018, by John Feild, as limited partner of **TRUE ROUNDY ENTERPRISES, LTD.**, a Utah limited partnership.

Michael P. Chabries
NOTARY PUBLIC
Residing at: DAVIS COUNTY

My Commission Expires:
8-27-2019



STATE OF UTAH)
)
) : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15th day of June, 2018, by Veronica Jackson, as limited partner of **TRUE ROUNDY ENTERPRISES, LTD.**, a Utah limited partnership.

Michael P. Chabries
NOTARY PUBLIC
Residing at: DAVIS County

My Commission Expires:
8-27-2019



STATE OF UTAH)
)
) : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 14th day of June, 2018, by George W. Wilde, as Member of **VERNA ROUNDY WILDE, LLC**, a Utah limited liability company fka Verna Roundy Wilde, Ltd.

Michael P. Chabries
NOTARY PUBLIC
Residing at: DAVIS

My Commission Expires:
8-27-2019



STATE OF UTAH)
)
) : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of June, 2018, by Robert C. Wilde, as Member of **VERNA ROUNDY WILDE, LLC**, a Utah limited liability company fka Verna Roundy Wilde, Ltd.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

The foregoing instrument was acknowledged before me this _____ day of June, 2018, by George W. Wilde, as Member of **VERNA ROUNDY WILDE, LLC**, a Utah limited liability company fka Verna Roundy Wilde, Ltd.

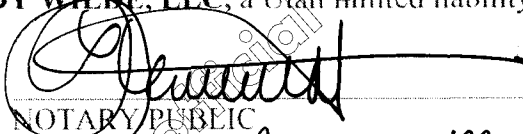
NOTARY PUBLIC

Residing at: _____

My Commission Expires:

STATE OF New Mexico)
COUNTY OF Los Alamos) : ss.

The foregoing instrument was acknowledged before me this 18 day of June, 2018, by Robert C. Wilde, as Member of **VERNA ROUNDY WILDE, LLC**, a Utah limited liability company fka Verna Roundy Wilde, Ltd.

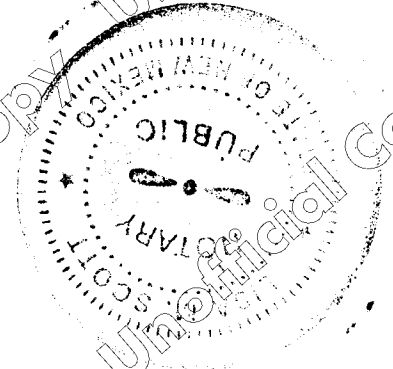


NOTARY PUBLIC

Residing at: Los Alamos NM

My Commission Expires:

12/7/2020



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

The Northwest quarter of the Southwest quarter of Section 26, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah.

ALSO: A tract of land being the same as described in a Special Warranty Deed recorded as Entry No. 489611 in Book 1083 at Page 791 on October 14, 1997 in the deed records of Summit County, Utah, said tract being located in the Southwest quarter of the Northwest quarter of Section 26, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah, having a basis of bearing along a section line of North 00°46'37" East between the Southwest corner (being a rebar which is approximately 6 feet Westerly of an existing fence corner) and the Northwest corner (being a stone monument located a distance of 5,154.18 feet on a bearing of North 00°46'37" East from said Southwest rebar corner), said tract being more particularly described as follows:

Beginning at the West quarter corner of said section as established by survey (said West quarter corner being located 2,577.08 feet, more or less, North 00°46'37" East along said section line from said Southwest corner rebar); running thence North 00°46'37" East 319.85 feet (North 20 rods by said deed) along said section line; thence South 89°46'20" East 1,267.32 feet (East 80 rods by said deed) to sixteenth section line as surveyed; thence South 00°21'26" East 323.91 feet (South 20 rods by said deed) along said sixteenth section line to the center-center West sixteenth corner (said corner being the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 26); thence North 89°35'22" West 1,273.70 feet (West 80 rods by said deed) along said sixteenth line to the point of beginning.

PARCEL 2:

The North half of the Northeast quarter of Section 34, Township 1 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 3:

The Northwest quarter of the Southwest quarter of Section 36, Township 1 South, Range 5 East, Salt Lake Base and Meridian.

Tax Id No.: CD-158, CD-158-B, CD-168, CD-168-A, CD-174-A and CD-174-A-1

In addition, Seller transfers all of Seller's right, title, and interest in and to all shares owned by Seller in South Peoa Stock Range Company (totaling 1161 shares) as PERSONAL property and not a part of the insured REAL PROPERTY estate.