Mail tax notice to:

440 MAIN, LLC, a Utah limited liability company
C/O Matthew B. Hutchinson
HOGGAN CEE HUTCHINSON
1225 Deer Valley Drive, Suite 201
Park City, Utah 84060

01099534 B: 2482 P: 0191

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Rhonda Francis Summit County Recorder 10/05/2018 11:28:03 AM Fee \$14.00

By PARK CITY TITLE Electronically Recorded

到e No. 31113

Special Warranty Deed

ROUSE ENTERPRISES, L.L.C., a Nevada State limited fiability company, as Grantor, of Malibu, CA, hereby conveys and warrant against all claiming by, through or under it to 440 MAIN, LLC, a Utah limited liability company, as Grantee, of Park City, UT for the sum of Ten & No/100 Dollars (and other good & valuable consideration), the following described tract of land in Summit County, State of Utah, to wit:

See attached EXHIBIT "A"

Subject to the general property taxes for the year 2018 and thereafter. Subject to easements and restrictions of record. Excepting therefrom all oil, gas and/or other minerals previously reserved.

WITNESS the hand of said Grantor this day of October, 2018

ROUSE ENTERPRISES, L.L.C.,

a Nevada State limited liability company

RICHARD A. ROUSE, Managing Member

STATE OF UTAH

SS:

COUNTY OF SUMMIT

On the ____day of October, 2018 personally appeared before me RICHARD A. ROUSE, who being by me duly sworn, did say that he is the Managing Member of ROUSE ENTERPRISES, L.L.C., a Nevada State limited liability company and duly acknowledged to me that he/she is authorized to sign the foregoing instrument on behalf of said limited liability company by authority of its Articles of Organization, and said RICHARD A. ROUSE duly acknowledged to me that said limited liability company executed the same.

Commission expires: 1/1/2010
Residing at: Wall-bury, U

NOTARY PUBLIC

NARI TROTTER
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires January 6, 2020
COMMISSION NUMBER 686376

EXHIBIT "A"

PARCEL 1:

All of Lot 1, Block 23, PARK CITY SURVEY, AMENDED, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

PARCEL 2:

Beginning at the Southeast corner of Lot 11, Block 23, PARK CTTY SURVEY, AMENDED, and running thence along the Easterly line of said Block 23 North 23°38' West 25.00 feet to the Northeast corner of Lot 11; thence leaving said block line and running North 66°22' East 50.00 feet to a point on Swede Alley as currently constructed, thence South 23°38' East along Swede Alley 25.00 feet; thence South 66°22' West 50.00 feet to the point of beginning.

PARCEL 3:

Beginning at the Southwest corner of Lot 11, Block 23, PARK CITY SURVEY, AMENDED, and running thence along the Southerly line of said Lot 11 North 66°22' East 75.00 feet to the Southeast corner of said Lot 11, said point also being on the East line of said Block 23; thence leaving said Block line and running North 66°22' East 50.00 feet to a point on Swede Alley as currently constructed; thence South 23°38' East 1.65 feet; thence South 66°44'33" West 125.00 feet; thence North 23°18' West 83 feet to the point of beginning.

Tax Serials No. PC-296 and PC-304-B

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