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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
JJD&S LLC
9014 GREENHILLS DR
SANDY, UT 84093
BY: MSA, DEPUTY - WI 4 P.

JJD&S, L.L. C
9014 Greenhills Dr.
Sandy, UT 84093
NO. 43531-CB

SPECIAL WARRANTY DEED

JJD&S, L.L.C., as to Parcel 1 and 3 and Millennial Falls Wedding & Reception Center, L.L.C. as to Parcel 2,
GRANTOR

of County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS to

JJD&S, L.L.C., as Utah Limited Liability Company **GRANTEE**

of Salt Lake County, State of Utah for the sum of \$10.00 (Ten Dollars) and other Good and Valuable Consideration
the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" Attached hereto

Tax ID No. 28-29-479-001, 28-29-479-002, 28-29-479-003

The purpose of this deed is to combine all parcels into one parcel.

WITNESS, the hand(s) of said Grantor(s), this 19TH of December, 2016

JJD&S, LLC, a Utah limited liability company

Millennial Falls Wedding & Reception Center, L.L.C.

David L. Guymon LLC, MM.
BY David L. Guymon, Managing Member

Julie L. Fox LLC, MM
By: Julie L. Fox, Manager

Scott D. Fox LLC MM
By; Scott D. Fox, Managing Member

Judith L. Guymon LLC, MM
By: Judith L. Guymon, Manager

Jeff Guymon
By: Jeff Guymon, Managing Member

Misty Guymon aka Misty Miller LLC MM
By: Misty Guymon, now known as Misty Miller, Manager

STATE OF UTAH)
) SS.
County of SALT LAKE)

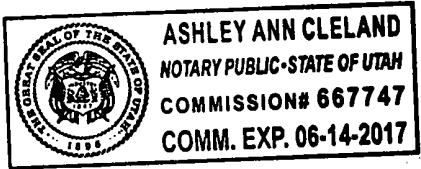
On _____ day of December, before me, the undersigned Notary Public, personally appeared
2016

Julie L. Fox, Manager of Millennial Falls Wedding & Reception Center, L.L.C., a Utah limited liability company

known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC



STATE OF UTAH)
) SS.
County of SALT LAKE)

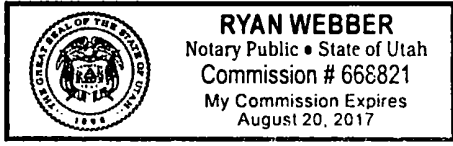
On 28th day of December, before me, the undersigned Notary Public, personally appeared
2016

Judy L. Guymon, Manager of Millennial Falls Wedding & Reception Center, L.L.C., a Utah limited liability company

known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC




STATE OF UTAH)
) SS.
County of SALT LAKE)

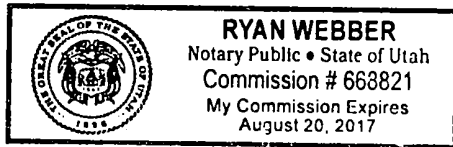
On 28th day of December, before me, the undersigned Notary Public, personally appeared
2016

Misty Guymon, now known as Misty Miller, Manager of Millennial Falls Wedding & Reception Center, L.L.C., a Utah limited liability company

known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC



STATE OF UTAH)
) SS.
County of SALT LAKE)

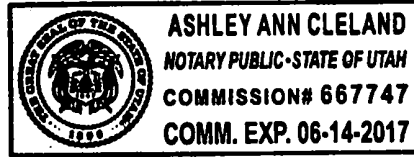
On 28 day of December, before me, the undersigned Notary Public, personally appeared
2016

David L. Guymon, Managing Member of JJD&S, LLC, a Utah limited liability company

known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC

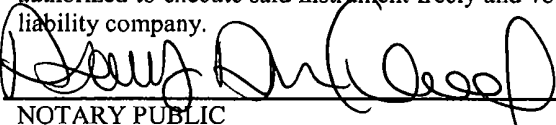


STATE OF UTAH)
) SS.
County of SALT LAKE)

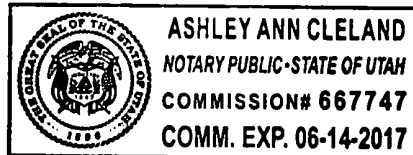
On _____ day of December, before me, the undersigned Notary Public, personally appeared
2016

Scott D. Fox, Managing Member of JJD&S, LLC, a Utah limited liability company

known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC



STATE OF ARIZONA)
) SS.
County of MARICOPA)

On 19 day of December, before me, the undersigned Notary Public, personally appeared
2016

Jeff Guymon, Managing Member of JJD&S, LLC, a Utah limited liability company,

known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC



EXHIBIT "A"
LEGAL DESCRIPTIO

Parcel 1 (28-29-479-002)

Beginning at a point 1408.21 feet South 0°29'56" West along the East section line from the East quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 0°29'56" West 105.92 feet to a point on the East line of a proposed 100 foot right of way said point being on the arc on a 1050 foot-radius curve to the left the center of which bears South 72°44'46" West; thence 114.47 feet along the arc of said curve through a central angle of 6°14'47"; thence North 65°47'41" East 36.63 feet; thence South 24°12'19" East 17.93 feet to the point of beginning.

Parcel 2 (28-29-479-003)

A parcel of land located in the Southeast quarter of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point 1348.99 feet South 0°29'56" West along the Section line from the East quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 0°29'56" West 59.22 feet; thence North 24°12'19" West 17.93 feet; thence South 65°47'41" West 24.75 feet; thence North 24°12'19" West 80.62 feet to a point of tangency with a 97.00 foot radius curve to the left; thence Northwesterly along said curve 62.31 feet through a central angle of 36°48'10", (chord bears North 42°37'37" West 61.22 feet) to a point on the East Right-of-Way line of 1300 East Street also being a point of tangency with a 1050 foot radius curve to the left; thence Northwesterly along said Right of Way curve 73.44 feet more or less through a central angle of 4°00'27" (chord bears North 33°01'37" West 73.42 feet); thence 161.19 feet along the arc of a 146.50 radius curve to the right through a central angle of 63°02'28" (chord bears South 55°43'33" East 153.18 feet); thence South 24°12'19" East 44.76 feet to the point of beginning.

Parcel 3 (28-29-479-001)

Beginning at a point on the East line of 1300 East Street, said point being on the arc of a 1050.00 foot-radius curve and being 1388.469 feet South 0°29'56" West along the East section line and 44.880 feet South 65°47'41" West from the East Quarter of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence running Northwesterly 139.09 feet along the arc of Said 1050.00 foot-radius curve through a central angle of 7°35'23", chord bears North 27°17'43" West 138.99 feet to a point on a 97.00 foot-radius curve; thence Southeasterly 62.37 feet along the arc of said curve through a central angle of 36°50'32", chord bears South 42°37'36" East 61.30 feet; thence South 24°12'18" East 80.624 feet; thence South 65°47'41" West 11.880 feet to the point of beginning.