

When Recorded, Return to:
Mountainville Development Corporation
Attention: Bart J. Boggess
44 Red Pine Drive
Alpine, UT 84004

Parcel Nos.: 27:037:0099, 27:037:0098, 27:037:0080, 27:037:0090; 27:037:0082

SPECIAL WARRANTY DEED

Mapleton Heights LLC, a Utah limited liability company, Grantor, whose address is 44 Red Pine Drive, Alpine Utah 84004, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to Mountainville Development Corporation, a Utah corporation, Grantee, whose address is 44 Red Pine Drive, Alpine Utah 84004, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property (the "Property") located in Utah County, State of Utah, and more particularly described as follows:

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

Together with all structures, covenants, rights-of-way, easements, tenements, hereditaments, and other rights, if any, on or appurtenant to the Property.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

DATED this 1st day of September 2020.

Mapleton Heights LLC,
a Utah limited liability company

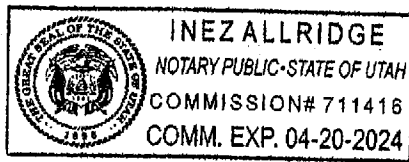
By: Trent S. Boggess
Name: Trent S. Boggess
Its: CFO

STATE OF UTAH)
 §
COUNTY OF UTAH)

On this 1st day of September, in the year 2020, personally appeared before me Trent S. Boggess, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the CFO of Mapleton Heights LLC, a Utah limited liability company, and that said document was signed by him in behalf of said company by authority delegated by the company's manager, and said Trent S. Boggess acknowledged to me that said company executed the same.

Witness my hand and official seal.

(notary seal)



Inez Allridge
(notary signature)

**Exhibit A
To
Special Warranty Deed**

Real Property Located in Utah County, State of Utah, described as:

PARCEL 1 (County Tax Parcel No. 27-037-0080)

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian.

Also described as follows:

Beginning at the North 1/4 corner of said Section 27; thence South 0°11'08" East along the section line 1349.53 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence South 89°30'18" West along the 1/16 section line 672.26 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of the Northwest 1/4; thence North 0°11'26" West 1350.55 feet to the North section line of said Section 27; said point also being the Northwest corner of the East 1/2 of the Northeast 1/4 of the Northwest 1/4; thence North 89°35'31" East along the section line 672.37 feet to the point of beginning.

Together with and excepting therefrom all portions conveyed in Boundary Line Agreements, recorded June 19, 2014 as Entry No. 41840:2014, and recorded November 12, 2014 as Entry No. 81308:2014, of Official Records.

PARCEL 2 (County Tax Parcel Nos. 27-037-0082 and 27-037-0090)

A parcel of land lying within the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 8 South, Range 3 East, SLB&M., Utah County, Utah, more particularly described as:

Commencing at a brass cap monument marking the North 1/4 Corner of said Section 27; thence North 89°18'12" East along the North line of said Section and the South line of Horizon Heights Subdivision, 1046.01 feet; thence South 00°41'57" East 12.72 feet; thence East 265.02 feet; thence North 00°41'57" West 15.94 feet to the North line of said Section and the South line of Horizon Heights Subdivision; thence North 89°18'12" East along said lines, 18.04 feet to the NE corner of the NW 1/4 of the NE 1/4 of said Section 27; thence South 00°07'06" East along, the East line of said NW 1/4 of the NE 1/4 of said Section 27, 1334.35 feet; thence South 89°21'36" West along a line parallel with and 1 rod North of, the South line of the NW 1/4 of the NE 1/4 of said Section 27, 1327.47 feet to the N-S mid section line; thence North 00°11'09" West along said mid section line, 1333.02 feet to the beginning.

Together with and excepting therefrom all portions conveyed in Boundary Line Agreements, recorded November 17, 2005 as Entry No. 132727:2005; and recorded November 17, 2005 as Entry No. 132728:2005, and recorded March 9, 2007 as Entry No.

35226:2007; and recorded November 12, 2014 as Entry No. 81308:2014, of Official Records.

Also less and excepting therefrom that portion heretofore conveyed by Special Warranty Deed recorded August 13, 2020 as Entry No. 120246:2020, being more particularly described as follows:

Commencing South 313.5 feet and East 1.02 feet from the North Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence East 1318.98 feet; thence South 990 feet; thence West 1315.77 feet; thence North 00°11'99" West 990.01 feet to the point of beginning.

PARCEL 3 (County Tax Parcel Nos. 27-037-0098 and 27-037-0099)

A parcel of land located in the Southwest 1/4 of Section 22 and Northwest 1/4 of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, being more particularly described as follows:

Commencing at a found monument marking the Southwest corner of said Section 22; thence North 00°03'01" East 665.23 feet; thence East 180.67 feet to the true point of beginning; thence North 89°23'24" East 1147.01 feet; thence South 00°05'56" East 582.86 feet; thence South 00°09'16" West 85.12 feet; thence North 89°35'31" East 688.10 feet; thence South 00°11'26" East 1350.55 feet; thence South 89°30'18" West 672.26 feet; thence North 00°11'44" West 32.93 feet; thence South 87°31'02" West 148.78 feet; thence North 28°10'55" West 1639.24 feet; thence North 27°44'31" West 209.34 feet; thence North 26°27'29" West 80.71 feet; thence North 24°21'25" West 64.34 feet; thence North 22°44'03" West 126.70 feet; thence North 19°24'41" West 109.02 feet to the point of beginning.

Together with and excepting therefrom all portions conveyed in Boundary Line Agreements, recorded April 1, 2014 as Entry No. 21332:2014; and recorded June 19, 2014 as Entry No. 41840:2014; and recorded November 12, 2014 as Entry No. 81308:2014, of Official Records.

And

An undivided seventy percent (70%) interest as tenant in common in the following described Parcel:

PARCEL 4 (Part of County Tax Parcel No. 27-037-0082)

A parcel of land lying within the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 8 South, Range 3 East, SLB&M., Utah County, Utah, more particularly described as:

Commencing South 313.5 feet and East 1.02 feet from the North Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running

thence East 1318.98 feet; thence South 990 feet; thence West 1315.77 feet; thence North
00°11'99" West 990.01 feet to the point of beginning.