

When Recorded Mail to:
Grantee
478 Island View Circle
Farmington, Utah 84025

WARRANTY DEED

SLEA 526, LLC, a Utah limited liability company,
grantor
hereby, CONVEY and WARRANT to

SHONIK, LLC, a Utah limited liability company
grantee

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land
in Davis County, Utah:

SEE ATTACHED EXHIBIT "A"

Tax Parcel No08-054-0086
Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, this ^{4th} day of September, 2015

Signed in the presence of

SLEA 526, LLC, a Utah limited liability company

By: 
Ray Beck, Manager

STATE OF UTAH)

COUNTY OF SALT LAKE)

On the ^{4th} day of September, 2015, personally appeared before me the above signed Ray Beck, Manager of SLEA 526, LLC, the limited liability company that executed the instrument and acknowledged the instrument 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 state that he is authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.



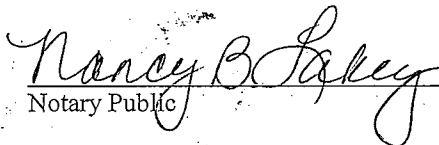

Nancy B. Lakey
Notary Public

EXHIBIT "A"

BEGINNING ON THE NORTH LINE OF A LANE AT A POINT 11.025 CHAINS WEST AND 22.04 CHAINS NORTH OF THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF FARMINGTON, AND RUNNING THENCE NORTH 284 FEET, MORE OR LESS, TO A POINT NORTH 89 DEG 27 MIN 35 SEC WEST OF A POINT ON THE WEST LINE OF A HIGHWAY NORTH 0 DEG 16 MIN 50 SEC WEST 1737.27 FEET ALONG THE SECTION LINE AND WEST 584.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89 DEG 27 MIN 35 SEC EAST 142.76 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 27 DEG 08 MIN EAST 248 FEET, MORE OR LESS, AND SOUTH 15 DEG 41 MIN EAST 75.5 FEET ALONG THE WEST LINE OF SAID HIGHWAY TO THE NORTH LINE OF SAID LANE; THENCE WEST 276 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND SITUATE IN THE NORTHEAST 1/4, SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GRANTORS ENTIRE TRACT, WHICH POINT OF BEGINNING IS THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF BURKE LANE AND THE WESTERLY RIGHT OF WAY LINE OF SR-106 (MAIN STREET), SAID POINT OF BEGINNING ALSO BEING 463.34 FEET NORTH 89 DEG 59 MIN 51 SEC WEST ALONG THE SOUTH LINE OF SAID SECTION 13 AND 1448.14 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH 89 DEG 24 MIN 38 SEC WEST 14.53 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF SAID BURKE LANE; THENCE NORTH 32 DEG 24 MIN 16 SEC EAST 21.12 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF SR-106; THENCE SOUTH 10 DEG 08 MIN 18 SEC EAST 18.26 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF SR-106 TO THE POINT OF BEGINNING