

WHEN RECORDED, MAIL TO:

Vineyard 351/429, LLC  
Attn: Jesse Kajer  
2828 N. Speer Blvd., Suite 210  
Denver, Colorado 80211

**QUITCLAIM DEED**


For Ten Dollars and other good and valuable consideration, Indicate Capital Fund 1, LLC, a Delaware Limited Liability Company, grantor, of 2828 N. Speer Blvd., Suite 210, Denver, Colorado 80211 hereby quitclaims to Vineyard 351/429, LLC, grantee, of 2828 N. Speer Blvd., Suite 210, Denver, Colorado 80211, the real property situated in Utah County, State of Utah, commonly referred to as 351 West 785 North, Vineyard, UT 84059, which is more fully described in Exhibit A attached hereto.

Subject to taxes and assessments not yet delinquent and easements, restrictions, rights of way, and reservations of record.

Witness the hand of grantor this May 31, 2023.

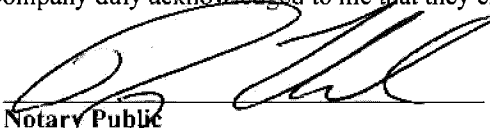
INDICATE CAPITAL FUND 1, LLC, a Delaware Limited Liability Company

By: Indicate Capital, LLC, A Colorado Limited Liability Company, It's Manager

By:   
Name: Jesse Kajer  
Title: Manager

STATE OF Colorado )  
  ) :ss  
COUNTY OF Denver )

On May 31, 2023, before me, a notary public in and for the State of Colorado, personally appeared Jesse Kajer as Manager of Indicate Capital, LLC, A Colorado Limited Liability Company, the Manager of Indicate Capital Fund 1, LLC, A Colorado Limited Liability Company duly acknowledged to me that they executed the foregoing instrument on their own behalf.

  
Notary Public

My commission expires on: 3/9/2024

Ryan Matthew Urban  
Notary Public  
State of Colorado  
Notary ID 20204009716  
My Commission Expires: March 09, 2024

**EXHIBIT "A"**

**PROPERTY**

The land and real property referred to in this document is situated in the County of Utah, State of Utah and is described as follows:

**UNIT 304, BUILDING II, LAKEFRONT@VINEYARD TOWN CENTER, PHASE 2D 7TH SUPPLEMENTAL CONDOMINIUMS**, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 108714:2020 AND MAP FILING NO. 17178, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 84264:2019, (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

**ALSO UNIT 304 (GARAGE), BUILDING II, LAKEFRONT@VINEYARD TOWN CENTER, PHASE 2D 7TH SUPPLEMENTAL CONDOMINIUMS**, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 108714:2020 AND MAP FILING NO. 17178, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 84264:2019, (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREA AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ALLOWING FOR PERIODIC ALTERATIONS BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Parcel No.: 45-733-0010