

MAIL TAX STATEMENTS TO:
MWIC Parkway UT, LLC
MWIC Turner Road UT, LLC
201 Ferry St SE, Ste. 400
Salem, OR 97301

AFTER RECORDING RETURN TO:
MWIC Parkway UT, LLC
MWIC Turner Road UT, LLC
201 Ferry St SE, Ste. 400
Salem, OR 97301

WARRANTY DEED

Olive Tree Enterprises, L.L.C., a Utah limited liability company, "**Grantor**," conveys and warrants to *MWIC Parkway UT, LLC*, a Utah limited liability company, as to an undivided 54.5 percent interest, and *MWIC Turner Road UT, LLC*, a Utah limited liability company, as to an undivided 45.5 percent interest, together as tenants in common, "**Grantee**," for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the real property described in **Exhibit A**, which is attached hereto and incorporated herein, including, but not limited to, all tenements, hereditaments, and rights appurtenant thereto, free of encumbrances except as specifically set forth in **Exhibit B**, which is attached hereto and incorporated herein. ALL Water Rights associated to this parcel of land are expressly excluded from this deed.

Grantor acknowledges and agrees Grantor is obligated to convey to Grantee or the City of American Fork, if directed by Grantee, those certain water rights described in the Roadway Improvements and Water Rights Transfer Agreement, by and between Grantor as Seller and Grantee as Buyer.

Dated this 7 day of January, 2021.

OLIVE TREE ENTERPRISES, L.L.C.,
a Utah limited liability company

By: 
Ted H. Frandsen, Manager

State of Utah)
)ss.
County of Utah)

On this 7th day of January, 2021, personally appeared before me, Ted H. Frandsen, who being duly sworn, did say that he is the Manager of Olive Tree Enterprises, L.L.C., a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of its articles of organization or its operating agreement, and that the said Ted H. Frandsen acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



Notary Public

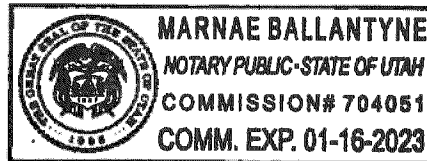


EXHIBIT A

The following described tract of land in Utah County, State of Utah:

A parcel of land situate in Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing North 89°53'31" West 892.76 feet along the North Section line and South 00°06'29" West 1,947.37 feet from the North Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running; thence South 00°17'05" West 771.04 feet; thence North 89°23'30" West 572.13 feet to and along the Northerly Right-of-Way of 350 South Street; thence Northwesterly 31.53 feet along the arc of a 20.00 foot radius curve to the right (center bears North 00°36'30" East and the chord bears North 44°13'28" West 28.37 feet with a central angle of 90°20'03") along the Northerly Right-of-Way of said 350 South Street to a point on the Easterly Right-of-Way of the 1100 West Street; thence along the Easterly Right-of-Way of said 1100 West Street the following (8) eight courses: 1) North 00°56'33" East 73.13 feet; 2) Northerly 187.86 feet along the arc of a 792.00 foot radius curve to the left (center bears North 89°03'27" West and the chord bears North 05°51'10" West 187.42 feet with a central angle of 13°35'26"); 3) North 12°38'53" West 157.92 feet; 4) Northeasterly 32.64 feet along the arc of a 20.00 foot radius curve to the right (center bears North 77°21'07" East and the chord bears North 34°06'21" East 29.14 feet with a central angle of 93°30'27"); 5) North 09°06'52" West 56.00 feet; 6) Northwesterly 32.81 feet along the arc of a 20.00 foot radius curve to the right (center bears North 09°08'26" West and the chord bears North 52°08'25" West 29.25 feet with a central angle of 94°00'02"); 7) Northerly 75.16 feet along the arc of a 689.43 foot radius curve to the right (center bears North 84°46'41" East and the chord bears North 02°05'55" West 75.13 feet with a central angle of 06°14'47"); 8) North 00°56'33" East 161.93 feet; thence South 89°42'31" East 663.92 feet to the point of beginning.

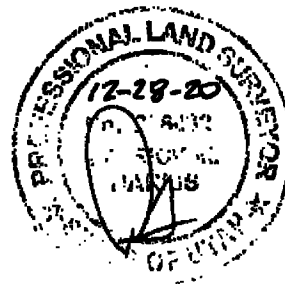


EXHIBIT B

1. Taxes for the year 2021 are not due or payable. New Tax ID No.'s 13-041-0098 and 13-040-0104. (The taxes are current as of the day of recording).
2. The subject land is located within the bounds of the North Utah County Water Conservancy District and is subject to any assessments levied thereunder, recorded March 9, 1959, as Entry No. 3677, Book 806, Page 334, Utah County Records.
3. Resolution No. 2009-66 dated April 21, 2009, creating the Utah Valley Road Special Service District, Utah County, Utah, creating an administrative control board therefore and providing for other related matters, recorded April 21, 2009, as Entry No. 42373:2009, Utah County Recorder's Office, Utah.
4. Grant of Easement conveyed to Central Utah Water Conservancy District, for the right of ingress and egress for maintenance of underground water pipelines, recorded September 19, 2011, as Entry No. 65829:2011, of Official Records.
5. Grant of Easement conveyed to Central Utah Water Conservancy District, for the right of ingress and egress for maintenance of underground water pipelines, recorded September 19, 2011, as Entry No. 65836:2011, of Official Records.
6. Grant of Easement conveyed to Central Utah Water Conservancy District, for the right of ingress and egress for maintenance of underground water pipelines, recorded September 19, 2011, as Entry No. 65837:2011, of Official Records.
7. Agreement between Harbor View Development, L.L.C., Olive Tree Enterprises, LLC, NBFF Property, LLC, and TACE, LLC for land dedication road improvement and stormwater discharge, recorded October 31, 2019, as Entry No. 113100:2019, of Official Records.
8. Easement conveyed to Timpanogos Special Service District to maintain sewer pipeline and related facilities, recorded November 4, 1977, as Entry No. 37078, Book 1596, Page 17, Utah County Records.
9. Easement conveyed to Timpanogos Special Service District to maintain sewer pipeline and related facilities, recorded November 4, 1977, as Entry No. 37081, Book 1596, Page 29, Utah County Records.