

Mail Recorded Deed and Tax Notice To:
JDCO, L.L.C., a Utah limited liability company
1850 North 1450 West
Lehi, UT 84043



File No.: 111495-CAF

WARRANTY DEED

Interchange, LLC

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

JDCO, L.L.C., a Utah limited liability company

GRANTEE(S) of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-030-0090 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

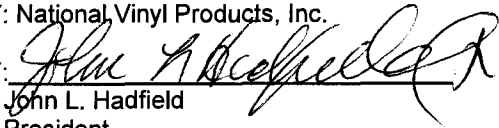
SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 10th day of May, 2019.

Interchange, LLC

BY: National Vinyl Products, Inc.

BY: John L. Hadfield
John L. Hadfield
President



STATE OF UTAH

COUNTY OF UTAH

On the 10th day of May, 2019, personally appeared before me John L. Hadfield, who acknowledged himself to be the President of National Vinyl Products, Inc. the Manager of Interchange, LLC, and that they, as such President ~~of Manager~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

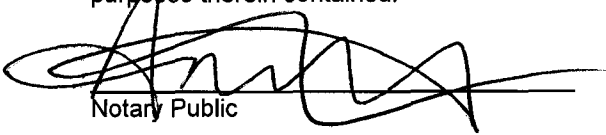
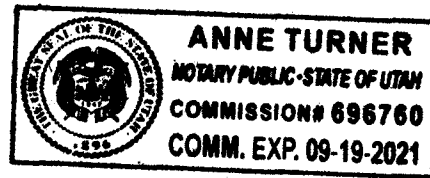

Notary Public

EXHIBIT A Legal Description

A portion of the Southeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located South 89°48'10" West along the quarter section line 1320.00 feet and South 00°11'50" East 42.25 feet from the East quarter corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°11'50" East 543.85 feet along an existing fenceline and the East line of that real property described in Deed in Book 3293 at Page 369 of the official records of Utah County, to the North line of Lot 3, Plat "A", (Amended) Bonneville Pacific Subdivision, according to the official plat thereof on file in the offices of the Utah County Recorder; thence North 89°45'30" West 0.96 feet; thence South 00°11'20" West 481.75 feet; thence South 89°49'46" West 330.50 feet; the previous 3 (three) courses along said lot; thence North 00°05'36" West 1025.02 feet to the Southerly line of a proposed right-of-way for 2100 North Street; thence North 89°37'00" East along said right-of-way 266.24 feet; thence South 89°48'00" East along said right-of-way 66.60 feet to the point of beginning.

LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded February 23, 2006 as Entry No. 21564:2006, more particularly described as follows:

A parcel of land in fee for a 120.00 foot wide roadway, located in the Southeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said parcel being part of an entire tract, and being more particularly described as follows:

Beginning at a point on a fence line, said point lies 1,319.13 feet South 89°48'12" West along the quarter section line and 408.21 feet South from the East quarter corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°08'46" East 120.02 feet along said fence line to a point on a non-tangent curve; thence Westerly along a no-access line 225.50 feet along the arc of a 1,260.00-foot radius curve to the right (chord bears North 83°56'55" West 225.19 feet) to a point on the end of the no-access line on the Southerly side of the roadway; thence Westerly 112.48 feet along the arc of a 1,260.00-foot radius curve to the right (chord bears North 76°15'51" West 112.44 feet) to a point on the Grantor's Westerly deed line; thence North 00°05'34" West 125.66 feet along said Westerly deed line to a point on a non-tangent curve; thence Easterly 140.37 feet along the arc of a 1,140.00-foot radius curve to the left (chord bears South 75°27'09" East 140.28 feet) to a point being the beginning of the no access line on the Northerly side of roadway; thence Easterly along the no-access line 198.63 feet along the arc of a 1,140.00 foot radius curve to the left (chord bears South 83°58'17" East 198.38 feet) to the point of beginning.

ALSO LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded December 21, 2009 as Entry No. 129968:2009, more particularly described as follows:

A tract of land in fee, being all of an entire tract of property, situate in the Northwest quarter of the Southeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 1320.00 South 89°48'10" West along the quarter section line from the East quarter corner of said Section 6 and running thence South 00°11'50" East 408.21 feet; thence Westerly 339.53 feet along the arc of a 1140.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears North 80°27'29" West for a distance of 338.28 feet) and along the Northerly line of that certain property conveyed to the Utah Department of Transportation by Warranty Deed recorded February 23, 2006 as Entry No. 21564:2006 in the office of the Utah County Recorder; thence North 00°05'36" West 308.34 feet; thence North 00°35'07" East 42.65 feet to the Northerly line of the Northwest quarter of the Southeast quarter of said Section 6; thence North 89°48'10" East 332.26 feet along said Northerly line to the point of beginning.

EXHIBIT A
Legal Description
(continued)

ALSO LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded December 21, 2009 as Entry No. 129969:2009, more particularly described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract which is 1652.26 feet South 89°48'10" West along the quarter section line and 42.65 feet South 00°35'07" West and 434.00 feet South 00°05'36" East from the East quarter corner of said Section 6 and running thence Easterly 338.61 feet along the arc of a 1260.00-foot radius curve to the left (Note: Chord to said curve bears South 81°24'24" East for a distance of 337.60 feet) and along the Southerly line of that certain property conveyed to the Utah Department of Transportation by Warranty Deed recorded February 23, 2006 as Entry No. 21564:2006 in the office of the Utah County Recorder to the Northeast corner of said entire tract; thence South 00°11'50" East 22.94 feet along the Easterly boundary line of said entire tract; thence South 63°48'56" West 229.45 feet; thence South 61°16'21" West 106.20 feet to a point of curvature with a 460.50-foot radius curve to the right; thence Southwesterly 38.46 feet along the arc of said curve (Note: Chord to said curve bears South 63°39'54" West for a distance of 38.45 feet) to the Westerly boundary line of said entire tract; thence North 00°05'36" West 242.73 feet along said Westerly boundary line to the point of beginning as shown on the official map of project known as Project No. MP-R399(41) on file in the office of the Utah Department of Transportation.

(Note: Rotate above bearings 00°00'23" counterclockwise to equal highway bearings.)