

WHEN RECORDED,
MAIL TO:

Thyme Global, LLC
Attn: Legal Department
389 South 1300 West
Pleasant Grove, Utah 84042

APN: 14:059:0035; 14:060:0012; 14:060:0014

FATCO NCS-954602-di

ENT 42729:2019 PG 1 of 5
Jeffery Smith
Utah County Recorder
2019 May 14 03:23 PM FEE 40.00 BY SM
RECORDED FOR First American Title-NCS-SLC1
ELECTRONICALLY RECORDED

(space above for recorder's use only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **PROPERTY RESERVE, INC.**, a Utah nonprofit corporation ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to **THYME GLOBAL, LLC**, a Wyoming limited liability company, whose address is 389 South 1300 West, Pleasant Grove, Utah 84042, Attn: Legal Department ("Grantee"), all right, title and interest in and to the real property located in Utah County, Utah, and described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights, interests or matters of record or enforceable at law or equity; and

RESERVING specifically unto Grantor all water rights, including shares of stock in water companies, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, under the above-described land, provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

[signature and acknowledgement to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 10th day of May, 2019.

PROPERTY RESERVE, INC.,

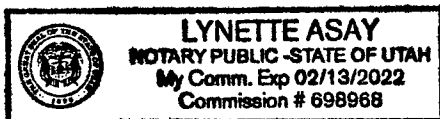
a Utah nonprofit corporation

By: *Ashley Powell*
Name: Ashley Powell
Its: President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 10th day of May, 2019, personally appeared before me Ashley Powell, whose identity is personally known to me or proved on the basis of satisfactory evidence, and who acknowledged before me that he signed the foregoing instrument in his capacity as President of PROPERTY RESERVE, INC, a Utah nonprofit corporation.

WITNESS my hand and official seal.



Lynette Asay
NOTARY PUBLIC

EXHIBIT A

(Legal Description of the Property)

**DoTerra South
Record Descriptions****May 9, 2019**

Parcel 1:

Commencing 10.75 Chains South and 1.83 Chains West of the Northeast Corner of the Northwest Quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence West 4.37 Chains; thence South 10 Chains; thence East 6.20 Chains; thence North 8.70 Chains; thence North 49°52'10" West 140 feet to beginning.

Parcel 2:

Commencing 19 Chains North of the Southwest Corner of the Northeast Quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 3.70 Chains; thence North 360 feet; thence North 49°52'10" West 333 feet; thence South 8.70 Chains to beginning.

Parcel 3:

Commencing 3.90 Chains East and 20 Chains South of the North Quarter Corner of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 6.82 Chains; thence North 49°52'10" West 605 feet; thence South 387 feet to beginning.

Less and Excepting from Parcel 3 that portion of ground conveyed to the State Road Commission of Utah for Highway Purposes by that Certain Warranty Deed recorded September 3, 1959 as Entry No. 13676 in Book 822 at Page 272 of Official Records, being a tract of land for Highway know as Project No. 15-6 situated in the Northeast Quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian said tract of land is contained within two side Lines parallel to and at distances of 125.0 feet Northeasterly and 125.0 feet Southwesterly from the Center Line of survey of said project. Said Center Line is described as follows:

Beginning at the intersection of the West Boundary Line of the Grantor's Land and said Center Line of survey which point is 732.7 feet West along the North Line of said Section 31 and approximately 1284 feet South 49°52'10" East along said Center Line of survey, from the North Quarter Corner of said Section 31; thence South 49°52'10" East 875 feet, more or less, to the intersection of said Center Line of said survey and Center Line of an East-West County Road as shown on the Official Map of said project on file in the Office of the State Road Commission of Utah.

Less and Except:

A parcel of land in fee, incident to the construction of a freeway know as Project No. MP-I15-6, being part of an entire tract of property, situate in the Southeast Quarter Northwest Quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Westerly Boundary Line of said entire tract and the existing Northerly Right-of-Way Line of Lindon City 400 North Street, which point is 1373.75 feet, more or less, South 0°21'57" East (Record 1369.50 feet South) along the Quarter Section Line and 409.20 feet South 89°48'23" West (Record 409.20 feet West) from the North Quarter Corner of said Section 31; and running thence North 0°21'57" West 33.87 feet along said Westerly Boundary Line; thence South 89°52'11" East 99.27 feet to the point of tangency of a 1,042.00 foot radius curve to the right at a point 42.00 feet perpendicularly distant Northerly from the Centerline of said 400 North Street of said project, opposite approximate Engineers Station 31+15.56; thence Easterly 258.35 feet along the arc of said curve, (chord bears South 82°46'01" East 257.69 feet); thence South 89°48'23" West 354.69 feet to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation. The above described parcel of land contains 8,963 square feet in area or 0.206 acres.

Two (2) parcels of land in fee, incident to the construction of a freeway knows as Project No. MP-I15-6, being part of an entire tract of property, situate in the Northeast Quarter Northwest Quarter; Southwest Quarter Northeast Quarter and Northwest Quarter Northeast Quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcels of land are described as follows:

Beginning at the intersection of the existing Southwesterly Highway Right-of-Way and no access Line of I-15 and the Northerly Boundary Line of said entire tract, which point is 710.12 feet South 0°21'57" East (Record 709.50 South) along the Section Line and 97.71 feet West (Record 120.78 feet West) from the North Quarter Corner of said Section 31; and running thence South 49°51'34" East 454.94 feet (Record South 49°52'10" East) along said existing Highway Right-of-Way and no access Line to a point 125.23 feet perpendicularly distant Southwesterly from the Centerline of said project, opposite approximate Engineers Station 4191+67.32; thence North 51°05'03" West 466.72 feet to the Northerly Boundary Line of said entire tract at a point 135.18 feet perpendicularly distant Southwesterly from the Center Line of said project, opposite approximate Engineers Station 4196+33.94 ; thence North 89°38'03" East 15.36 feet along said Northerly Boundary Line to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation. The above described parcel of land contains 2,269 square feet in area or 0.052 acre.

ALSO:

Beginning at the intersection of the existing Southwesterly Highway Right-of-Way and no access line of I-15 and the Southerly Boundary Line of said entire tract, which point is 244.20 feet North 89°32'38" East (Record 257.40 East) along the Section Line and 1374.87 feet South 0°21'57" East (Record 1320.00 South) and 438.05 feet North 89°48'23" East (Record 450.12 feet East) from the North Quarter Corner of said Section 31; and running thence South 89°48'23" West 81.26 feet along said Southerly Boundary Line to a point 115.00 feet perpendicularly distant Northwesterly from the Centerline of Proctor Land of said project,

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opposite approximate Engineers Station 51+28.47; thence North $23^{\circ}58'51''$ East 54.76 feet to said Southwesterly Highway Right-of-Way and no access Line of I-15, at a point 125.23 feet perpendicularly distant Southwesterly from the Centerline of said project, opposite approximate Engineers Station 4186+73.63; thence South $49^{\circ}51'35''$ East (Record South $49^{\circ}52'10''$ East) 77.18 feet to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation. The above described parcel of land contains 2,030 square feet in area or 0.047 acre.

The combined area of the above less and excepted described land contains 4,299 square feet in area or 0.099 acres.