

Grantee Mailing Address:

**11300 LONGWATER CHASE CT
FORT MYERS, FL 33908**

Space Above for Recorder's Use

SET# 19-05-048

SPECIAL WARRANTY DEED

RED LEDGES LAND DEVELOPMENT, INC., a corporation organized and existing under the laws of the State of Florida, grantor, with its principal office at 1851 East Center Street, Heber City, County of Wasatch, State of Utah hereby **CONVEYS AND WARRANTS** only as against all claiming by, through or under it to

KP PROPERTIES OF UTAH, LLC,

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

See Attached Exhibit "A"

Tax Identification #0RX-2K502-0-028-035, 0RX-2S10-0-034-035.

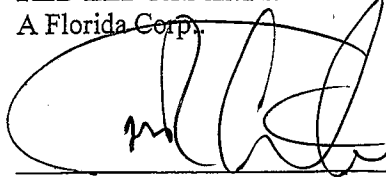
Subject to easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2019 and thereafter. In the event Grantee wishes to sell the above-described property within ten (10) years of the date this Deed is delivered, Grantee must provide written notice to Grantor of Grantee's intention to offer the above-described property for sale directly to another party and/or list the above-described property for sale with a licensed real estate company. Grantor may elect to purchase the above-described property at the proposed purchase price.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers 30 day of May, 2019.

Attest:

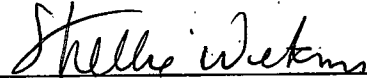
RED LEDGES LAND DEVELOPMENT, INC.,
A Florida Corp.



By: Todd Cates
Its: Vice President and Secretary

STATE OF UTAH)
)
:SS.
COUNTY OF WASATCH)

On the 30 day of May, 2019, personally appeared before me, **Todd Cates**, who being by me duly sworn, did say that he is the **Vice President and Secretary** of **Red Ledges Land Development, Inc.**, a Florida corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors, and he duly acknowledged to me that said corporation executed the same.



Notary Public

Residing at Heber, UT

My Commission Expires:

7-28-22

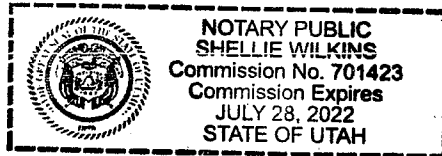


EXHIBIT A

0RX-2K502-0-028-035

PARCEL 1

Lot 502, Red Ledges Phase 2K Subdivision, according to the official plat thereof on file and of record in the Wasatch County Recorder's Office.

Together with the right to use and enjoy the common area set forth and delineated in the Record of Survey Map recorded July 17, 2015 as Entry No. 414103 in Book 1134 at Page 1568 of Official Records, and further defined in that certain Declaration of Covenants, Conditions and Restrictions recorded October 11, 2007 as Entry No. 327154 in Book 951 at Page 1779 of Official Records, as the same may have heretofore been amended or supplemented.

0RX-2S10-0-034-035

PARCEL 2

ALL OF LOT 2S10 RED LEDGES SUBDIVISION PHASE 2S SUBDIVISION-JUNIPER HILLS PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

Together with the right to use and enjoy the common area set forth and delineated in the Record of Survey Map recorded October 25, 2018 as Entry No. 457417 in Book 1237 at Page 255 of Official Records, and further defined in that certain Declaration of Covenants, Conditions and Restrictions recorded October 11, 2007 as Entry No. 327154 in Book 951 at Page 1779 of Official Records, as the same may have heretofore been amended or supplemented.