

Atlas Title  
File # 37503

Ent 517346 Bk 1403 Pg 1611 - 1614  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2022 Mar 30 02:55PM Fee: \$40.00 TC  
For: Atlas Title - Heber City  
ELECTRONICALLY RECORDED

# Corporate Warranty Deed

Grantor: HC Land, LLC, a Utah limited liability company

hereby

**CONVEY AND WARRANT**

to:

Grantee: FSP7 Heber, LLC

of: 13446 South Fort Street, Draper, UT 84020

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within WASATCH County, State of UTAH to wit:

SEE ATTACHED LEGAL DESCRIPTION

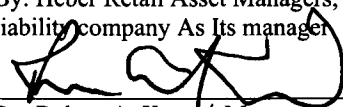
Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

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 a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 28<sup>th</sup> DAY OF March 2022.

HC LAND, LLC, a Utah limited liability company  
By: Heber Retail Asset Managers, LLC, a Utah limited liability company As Its manager

  
By: Robert A. Kantor, Manager

STATE OF Idaho )  
County of Blaine ) §.

On this 28<sup>th</sup> day of MARCH, 2022 personally appeared before me Robert A Kantor whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is one of the Managers of Heber Retail Asset Mangers, LLC, Manager of HC Land LLC, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and He acknowledged to me that said corporation executed the same.

Camille Watson  
COMM. # 49927  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMM. EXP. July 15, 2025

  
Notary Public

WITNESS THE HAND OF SAID GRANTOR THIS 29<sup>th</sup> DAY OF MARCH 2022.


HC LAND, LLC, a Utah limited liability company  
By: Heber Retail Asset Managers, LLC, a Utah limited  
liability company As Its manager



By: Michael Guggenheim, Manager

STATE OF Ohio )  
County of Cuyahoga )§.

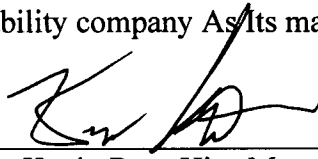
On this 29 day of MARCH, 2022 personally appeared before me Michael Guggenheim whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is one of the Managers of Heber Retail Asset Mangers, LLC, Manager of HC Land LLC, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and He acknowledged to me that said corporation executed the same.

  
\_\_\_\_\_  
Notary Public

**ANTHONY PICCIRILLO**  
Notary Public  
State of Ohio  
My Comm. Expires  
October 16, 2026

WITNESS THE HAND OF SAID GRANTOR THIS 29<sup>TH</sup> DAY OF MARCH 2022.

HC LAND, LLC, a Utah limited liability company  
By: Heber Retail Asset Managers, LLC, a Utah limited  
liability company As its manager



By: Kevin Ross Hirt, Manager

STATE OF UTAH            )  
                                  ) §.  
County of   Summit        )

On this 29<sup>TH</sup> day of MARCH, 2022 personally appeared before me Kevin Ross Hirt whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is one of the Managers of Heber Retail Asset Mangers, LLC, Manager of HC Land LLC, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and He acknowledged to me that said corporation executed the same.



Notary Public



Exhibit A Legal Description

Beginning at an existing fence corner lying North 89°54'13" East 948.29 feet along the Section line and North 338.90 feet from the Wasatch County Survey Monument for the Southwest corner of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian (Basis of Bearing: Utah State Plane Coordinate System 1983 Central Zone); and running thence North 89°52'59" West 632.52 feet along an existing fence line to a point on the Easterly right-of-way line of U.S. Highway 40; thence along said Easterly right of way line along a non-tangent 1738.16 foot radius curve to the right 175.40 feet (Chord bears North 04°41'00" West 175.32 feet); thence North 9.66 feet along said Easterly right of way line; thence North 89°49'25" East 310.05 feet along an existing fence line; thence North 89°57'57" East 338.34 feet along an existing fence line; thence South 00°28'36" West 186.85 feet along an existing fence line to the point of beginning.

Less and excepting:

All of Lot 3, One Stop Subdivision-Lot 3 Amended, as described in the official plat on file and of record in the office of the Wasatch County Recorder, State of Utah.

Tax ID No. OHE-1318-1/Parcel No. 00-0020-8298