

WHEN RECORDED, MAIL TO:

Bennett Tueller Johnson & Deere, LLC
 Attention: Steven W. Bennett
 3165 East Millrock Drive, Suite 500
 Salt Lake City, Utah 84121

WARRANTY DEED

Jacob T. Ward and Marcie F. Ward, Husband and Wife, as Joint Tenants with Right of Survivorship, Grantors, for good and valuable consideration paid, hereby convey and warrant to STS-Ironton, LLC, a Utah limited liability company, Grantee, all of Grantors' undivided 66% interest in the following described tract of land in Utah County, State of Utah, together with all rights and privileges appurtenant thereto, to wit:

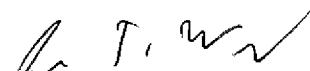
All of Lot 4A, Plat "D", BILLINGS TECHNOLOGY PARK SUBDIVISION, Provo, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, recorded October 2, 1978 as Entry No. 39752, Map Filing #2211.

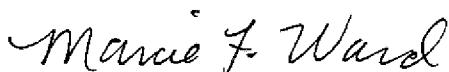
Parcel # 35:070:0004 (for reference purposes only)

Subject to easements, covenants, conditions, restrictions, rights, rights of way and reservations appearing of record, and property taxes.

In witness whereof, the Grantors hereby execute this Warranty Deed as of June 17, 2019.

JACOB T. WARD AND MARCIE F. WARD,
 HUSBAND AND WIFE, JOINT TENANTS
 WITH RIGHT OF SURVIVORSHIP

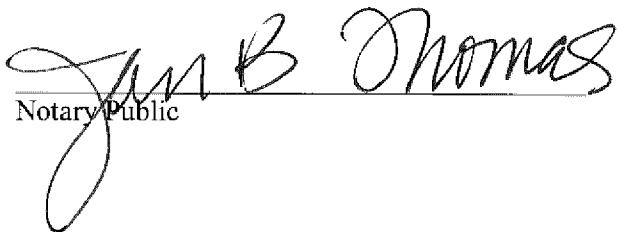

 Jacob T. Ward


 Marcie F. Ward

STATE OF UTAH

COUNTY OF Davis

On this 17 day of June 2019, Jacob T. Ward and Marcie F. Ward, known to me (or proved on the basis of sufficient identification) to be the persons whose names are subscribed to the foregoing instrument as Grantors, personally appeared before me and acknowledged that they executed the same.


 Notary Public

My Commission Expires:
 Residing In: 4/3/21

