

Mail Recorded Deed and Tax Notice To:
Vivian Estates, Inc.
1450 West 1850 North
Lehi, UT 84043



File No.: 96354-TF

WARRANTY DEED

Carter Family Investment, LLC, a Utah limited liability company
GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Vivian Estates, Inc.

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.: 12-014-0102 (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 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 18th day of June, 2018.

File No. 96354-TF

Carter Family Investment, LLC, a Utah limited liability company

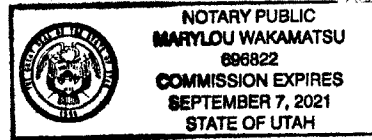
BY: Sandra Carter McDade
Sandra Carter McDade
Manager

STATE OF UTAH

COUNTY OF UTAH

On the June 18, 2018, personally appeared before me Sandra McDade, who acknowledged himself/herself to be the Manager of Carter Family Investment, LLC, a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Marylou Wakamatsu
Notary Public



File No. 96354-TF

EXHIBIT A

Proposed VIVIAN ESTATES PLAT A, being more particularly described as follows:

A portion of the Northwest quarter of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point located North 89°55'58" East along the section line 1,134.21 feet from the Northwest corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian (basis of bearing: North 00°03'14" West between the West quarter corner and the Northwest corner of Section 4); thence North 89°55'58" East along the section line 365.22 feet; thence South 00°04'02" East 35.64 feet; thence South 00°16'36" East 120.00 feet; thence North 89°43'24" East 89.82 feet; thence South 00°16'36" East 176.00 feet; thence South 89°43'24" West 5.26 feet; thence South 00°16'36" East 112.73 feet; thence East 86.81 feet; thence South 313.56 feet; thence West 169.73 feet; thence North 40.92 feet; thence West 117.84 feet; thence South 00°28'29" West 505.79 feet; thence Northwesterly along the arc of a 452.00 foot radius non-tangent curve to the right (radius bears: North 05°22'18" East) 303.68 feet through a central angle of 38°29'42" (chord: North 65°22'51" West 298.00 feet); thence North 46°08'00" West 49.44 feet to the East line of Plat "E", Carter Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder; thence North 02°45'40" East along said plat 232.52 feet to the Southeast corner of Lot 19, Plat "B", Carter Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder; thence North 03°05'51" East along said plat 795.44 feet; thence North 89°43'24" East 4.03 feet; thence North 03°01'07" East 28.73 feet; thence North 00°04'02" West 8.30 feet to the point of beginning.

ALSO:

Proposed VIVIAN ESTATES PLAT B, being more particularly described as follows:

A portion of the Northwest quarter of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point located North 89°55'58" East along the section line 1,499.43 feet from the Northwest corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°03'14" West between the West quarter corner and the Northwest corner of Section 4); thence North 89°55'58" East along the section line 486.76 feet; thence South 00°16'36" East 153.86 feet; thence South 89°43'23" West 47.36 feet; thence South 00°16'36" East 120.00 feet; thence South 89°43'24" West 11.95 feet; thence South 00°16'36" East 352.00 feet; thence South 89°43'24" West 72.43 feet; thence West 70.93 feet; thence South 583.44 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" (chord: South 45°00'00" West 21.21 feet); thence West 348.18 feet; thence along the arc of a curve to the right with a radius of 452.00 feet a distance of 42.38 feet through a central angle of 05°22'18" (chord: North 87°18'51" West 42.36 feet); thence North 00°28'29" East 505.79 feet; thence East 117.84 feet; thence South 40.92 feet; thence East 169.73 feet; thence North 313.56 feet; thence West 86.81 feet; thence North 00°16'36" West 112.73 feet; thence North 89°43'24" East 5.26 feet; thence North 00°16'36" West 176.00 feet; thence South 89°43'24" West 89.82 feet; thence North 00°16'36" West 120.00 feet; thence North 00°04'02" West 35.64 feet to the point of beginning.

ALSO:

Proposed VIVIAN ESTATES PLAT C, being more particularly described as follows:

A portion of the Northwest quarter of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

File No. 96354-TF

Beginning at a point located North 89°55'58" East along the section line 1,074.49 feet and South 1,063.47 from the Northwest corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°03'14" West between the West quarter corner and the Northwest corner of Section 4); thence South 46°08'00" East 49.44 feet; thence along the arc of a curve to the left with a radius of 452.00 feet a distance of 346.06 feet through a central angle of 43°52'00" (chord: South 68°04'00" East 337.67 feet); thence East 348.18 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" (chord: North 45°00'00" East 21.21 feet); thence North 583.44 feet; thence East 70.93 feet; thence North 89°43'24" East 185.07 feet; thence South 498.96 feet; thence South 30°49'45" West 261.91 feet; thence South 57°34'05" West 259.45 feet; thence South 47°29'56" West 252.64 feet; thence South 57°01'41" West 114.72 feet; thence South 24°13'17" East 230.47 feet; thence South 22°36'31" West 146.02 feet; thence South 69°09'57" West 67.55 feet; thence North 40°50'02" West 158.58 feet to the East line of that Real Property described in Deed Entry No. 28009:2003 of the official records of Utah County; thence North 01°42'00" East along said deed and along the East line of that Real Property described in Deed Entry No. 115129:2009 of the official records of Utah County 274.84 feet; thence North 52°37'51" West along said deed and along those Real Properties described in Deed Book 514 Page 429 and Entry No. 115090:2002 of the official records of Utah County 294.35 feet to the East line of Plat "F", Carter Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder; thence North 02°45'40" East along said plat and along the East line of Plat "D", of Carter Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder 453.35 feet to the point of beginning.