

Recording requested by, and
after recording, return to:

MNG Highland Development, LLC
c/o MNG Management, LLC
415 S. Cedros Avenue, Suite 240
Solana Beach, CA 92075

First American Title
National Commercial Services
NCS File # 1054146

ENT60141:2021 PG 1 of 5
Andrea Allen
Utah County Recorder
2021 Mar 31 08:47 AM FEE 40.00 BY DA
RECORDED FOR First American Title Insurance Company
ELECTRONICALLY RECORDED

Parcel Numbers: 41-690-0001 & 41-690-0013

SPECIAL WARRANTY DEED

HBHT VENTURES, LLC, a Utah limited liability company, as to a 42.5% undivided tenant-in-common interest; BEB GROUP, LLC, Utah limited liability company, as to a 42.5% undivided tenant-in-common interest; and HIGHLAND WAG, LLC, Utah limited liability company, as to a 15% undivided tenant-in-common interest (collectively, "Grantor"), hereby CONVEYS AND WARRANTS against all who claim by, through or under the Grantor, but not otherwise, to MNG HIGHLAND DEVELOPMENT, LLC, a California limited liability company ("Grantee"), whose mailing address is 415 S. Cedros Avenue, Suite 240, Solana Beach, California 92075, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, the following described real property located in Utah County, Utah, being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes (collectively, the "Property").

SUBJECT TO any liens for real property taxes and assessments which are not due or payable as of the date of this Special Warranty Deed.

SUBJECT ALSO TO all easements, rights-of-way, utility lines, encumbrances, restrictions, and all other matters of record and/or enforceable at law.

Except for the statutory warranties applicable under Utah Code Ann. § 57-1-12.5(2), as modified and limited by the foregoing paragraphs, Grantor makes no representations or warranties of any kind, express or implied.

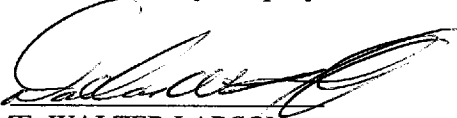
[signatures and acknowledgements on following pages]

[SIGNATURE PAGE – SPECIAL WARRANTY DEED]

EXECUTED this 12 day of March, 2021.

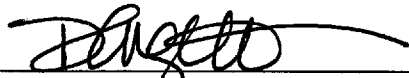
GRANTOR:

HIGHLAND WAG, LLC,
a Utah limited liability company

BY: 
NAME: WALTER LARSON
TITLE: MANAGER

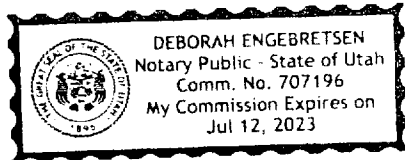
STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12th day of March, 2021, by Walter Larson, who is a Manager of Highland WAG, LLC, a Utah limited liability company.



NOTARY PUBLIC
Residing at Salt Lake County, Utah

My Commission Expires:
07/12/2023



**EXHIBIT "A"
TO SPECIAL WARRANTY DEED**

The land hereinafter referred to is situated in the City of Highland, County of Utah, State of UT, and is described as follows:

PARCEL 1:

LOT 1, HIGHLAND MARKETPLACE SUBDIVISION, WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH.

PARCEL 2:

A UTILITY EASEMENT AND ACCESS AND PARKING EASEMENT AS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED MAY 22, 2007 AND RECORDED JUNE 04, 2007 AS ENTRY NO. 82152:2007 OF OFFICIAL RECORDS.

PARCEL 3:

A PART OF LOT 2, HIGHLAND MARKETPLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH:

BEGINNING ON THE SOUTH LINE OF SAID LOT 2 LOCATED 948.57 FEET SOUTH 89°49'50" WEST ALONG THE SECTION LINE; AND 1060.84 FEET SOUTH 0°20'00" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 36; AND RUNNING THENCE ALONG SAID LOT 2 THE FOLLOWING 12 COURSES: SOUTH 89°41'00" WEST 147.95 FEET; NORTH 0°20'00" WEST 188.18 FEET; SOUTH 89°40'00" WEST 138.52 FEET; NORTH 0°20'00" WEST 334.18 FEET TO THE NORTH LINE OF SAID SUBDIVISION; NORTH 89°21'52" EAST 433.98 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION; SOUTH 0°20'00" EAST 150.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; NORTH 89°40'00" EAST 188.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 LOCATED ON THE WESTERLY LINE OF STATE ROAD 74 AS IT EXISTS; SOUTH 5°07'00" WEST 10.05 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION; SOUTH 89°40'00" WEST 187.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; SOUTH 0°20'00" EAST 175.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 BEING ON THE NORTHERLY LINE OF LOT 5 OF SAID SUBDIVISION; SOUTH 89°40'00" WEST 32.50 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF SAID LOT 5; AND SOUTH 0°20'00" EAST 128.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°40'00" WEST 115.00 FEET; THENCE SOUTH 0°20'00" EAST 59.73 FEET TO THE POINT OF BEGINNING.

APN: 41-690-0001 .APN: 41-690-0013

(For informational purposes only: known as 5438 W. 11000 N. & 11105 N. Alpine Highway, Highland, Utah 84003, Tax Parcel Nos. 41-690-0001 and 41-690-0013)