

ENT 52106 : 2018 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2018 Jun 04 04:33 PM FEE 15.00 BY DA  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:  
STS-Ironton, LLC,  
259 South Riverbend Way, Suite 102  
North Salt Lake, UT 84054



File No.: 103057-JVP

## SPECIAL WARRANTY DEED

**NewVistas Property Holdings, LLC, a Utah limited liability company who acquired title as NewVista Property Holdings, LLC, a Utah limited liability company**  
**GRANTOR(S) of Provo, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to**  
**STS-Ironton, LLC, a Utah limited liability company, of North Salt Lake, Utah, with respect to an undivided 34% interest as a tenant in common and Jacob T. Ward and Marcie F. Ward, husband and wife as joint tenants with right of survivorship, of Riverton, Utah, with respect to an undivided 66% interest as a tenant in common**

**GRANTEE(S) of North Salt Lake, 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.: 35-070-0004 (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 1st day of June, 2018.

NewVistas Property Holdings, LLC, a Utah limited liability company

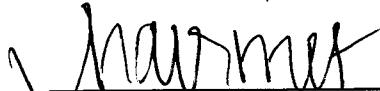
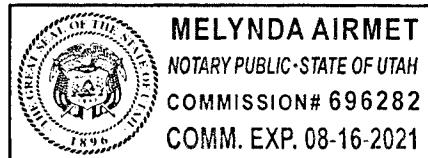
BY: Wendy Coplen  
Wendy Coplen  
President and Manager

File No. 103057-JVP

STATE OF UTAH

COUNTY OF SALT LAKE

On the 1st day of June, 2018, personally appeared before me Wendy Coplen, who acknowledged himself/herself to be the President and Manager of NewVistas Property Holdings, LLC, a Utah limited liability company, a limited liability company, and that he/she, as such President and Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

File No. 103057~JVP

**EXHIBIT A**

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.

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:

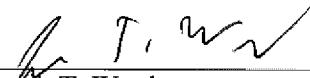
All of Lot 4A, Plat "D", BILLINGS TECHNOLOGY PARK SUBDIVISION, Provo, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, recorded October 2, 1978 as Entry No. 39752, Map Filing #2211.

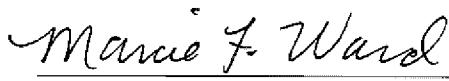
Parcel # 35:070:0004 (for reference purposes only)

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

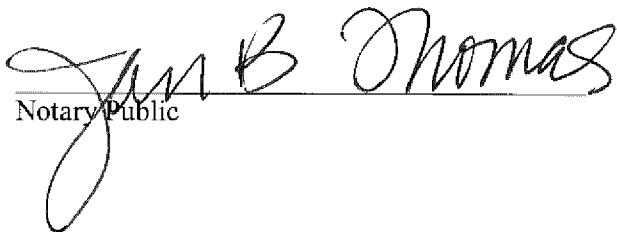
  
 Jacob T. Ward

  
 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

