

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

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



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

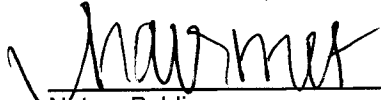
BY: 
Wendy Coplen
President and Manager

File No. 103057-JVP

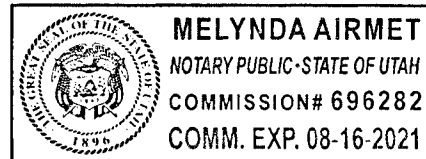
STATE OF UTAH

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:

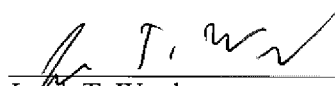
All of Lot 4A, Plat "D", BILLINGS TECHNOLOGY PARK SUBDIVISION, Provo, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, recorded October 2, 1978 as Entry No. 39752, Map Filing #2211.

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

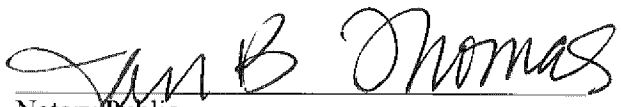


Marcie F. Ward

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: 413121



JAN B. THOMAS
Notary Public, State of Utah
Commission #693926
My Commission Expires
April 3, 2021