



When Recorded, Mail To:
SMMD, LLC
Attn: Misty Moss
2659 West 13220 South
Riverton, Utah 84065

ENT 21296:2017 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Mar 02 4:32 pm FEE 17.00 BY VP
RECORDED FOR HANSEN BLACK ANDERSON ASHCR

Serial No. 23:034:0049

SPECIAL WARRANTY DEED

Matthew Baker, an individual whose address is 1748 South Glendell Drive, Orem, Utah 84058 ("**Baker**"), Misty Moss, an individual whose address is 2659 West 13220 South, Riverton, Utah 84065 ("**Moss**"), and Stanford J. Ricks, an individual whose address is 1501 North Technology Way, Suite 3300, Orem, Utah 84097 ("**Ricks**," and together with Baker and Moss, the "**Grantors**"), as tenants in common, hereby convey and warrant against all who claim by, through or under him/her/them/it, but not otherwise, to SMMD, LLC, a Utah limited liability company ("**Grantee**"), whose address 2659 West 13220 South, Riverton, Utah 84065, for the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of Utah, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all improvements thereon and all appurtenances, rights, and privileges belonging thereto;

SUBJECT TO non-delinquent taxes and assessments and to reservations, easements, rights, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, leases and liabilities as may appear of record or which an accurate survey or physical inspection of the property would disclose.

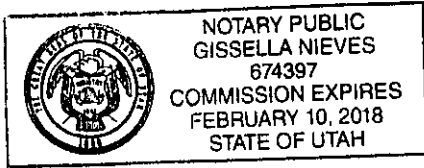
WITNESS the hand of said Grantors, this 1st day of March 2017.

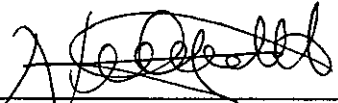
Matthew Baker

STATE OF UTAH)

COUNTY OF UTAH) : ss.

On this 1st day of March 2017 personally appeared before me Matthew Baker, a signer of the above instrument, who duly acknowledged to me that he executed the same.





Notary Public

Misty Moss
Misty Moss

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On this 2nd day of March 2017 personally appeared before me Misty Moss, a signer of the above instrument, who duly acknowledged to me that she executed the same.

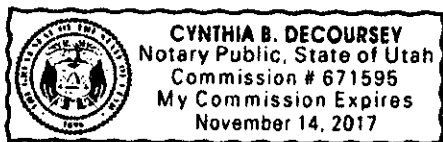


Cynthia B. Decoursey
Notary Public

Stanford J. Ricks
Stanford J. Ricks

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On this 1st day of March 2017 personally appeared before me Stanford J. Ricks, a signer of the above instrument, who duly acknowledged to me that he executed the same.



Cynthia B. Decoursey
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

That certain real property located in Utah County, State of Utah, and legally described as follows:

COM N 101.09 FT & W 507.08 FT FR SE COR. 32 T7S R3E SLB&M.; S 89 DEG 39' 35" W 392.14 FT; N 0 DEG 37' 11" E 339.62 FT; N 86 DEG 59' 4" E 393.61 FT; S 0 DEG 44' 10" W 358 FT TO BEG.

AREA 3.143 AC