

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

Tax Parcel ID No. 23:030:0084  
Space above for County Recorder's Use

F-83367UT

**SPECIAL WARRANTY DEED** C

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, GANT - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 9006 NE 116th Place, Kirkland, WA 98034, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 17.00680% tenant in common interest in and to the real property (the "**Property**"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]





# Acknowledgment by Individual

State of WASHINGTON County of KING

On this 07<sup>th</sup> day of DECEMBER, 20 12, before me, TRISTAN A. ZIMMERMAN  
Name of Notary Public

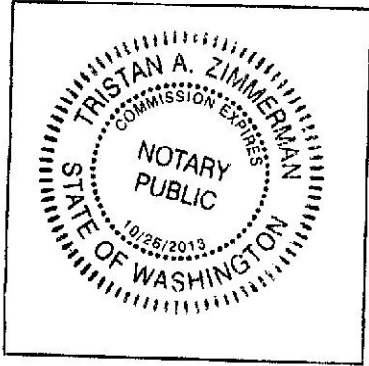
the undersigned Notary Public, personally appeared  
THOMAS D. GANT

Name of Signer(s)

- Proved to me on the oath of \_\_\_\_\_
- Personally known to me \_\_\_\_\_
- Proved to me on the basis of satisfactory evidence WADL # GANT # ID 59607 exp 03/27/16  
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

Tristan A. Zimmerman  
(Signature of Notary Public)

My commission expires 10-26-2013

### Optional

Though the information in this section is not required by law, it may prevent fraudulent removal and reattachment of this form to another document and could prove valuable to persons relying on the document.

### Description of Attached Document

Type or Title of Document  
Special Warranty Deed - C

Document Date  
12-07-12

Number of Pages  
3

Signer(s) Other Than Named Above  
N/A



FO01-00000DSG5350-01

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 17.00680% tenant in common interest in:

**Parcel 1:**

**A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:**

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

Tax Parcel ID No. 23:030:0084  
Space above for County Recorder's Use

F-83367U+

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, SUTTER - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of Montgomery East Physical Therapy, 499 St. Lukes Drive, Montgomery, AL 36117, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 3.40136% tenant in common interest in and to the real property (the "**Property**"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 3.40136% tenant in common interest in:

**Parcel 1:**

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

**Tax Parcel ID No. 23:030:0084**  
Space above for County Recorder's Use

F. 83367 UT

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, SATTLER - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 10209 SW 41<sup>st</sup> Ave., Gainesville, FL 32607, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 4.27934% tenant in common interest in and to the real property (the "**Property**"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of the 7<sup>th</sup> day of December, 2012.

**GRANTOR:**

Sattler – Springville Corner LLC,  
a Delaware limited liability company

By: Mary E. Sattler  
Mary E. Sattler, Sole Member

STATE OF Florida )

COUNTY OF Alachua ) : ss.

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2012, by Mary E. Sattler as the Sole Member of Sattler – Springville Corner LLC, a Delaware limited liability company.

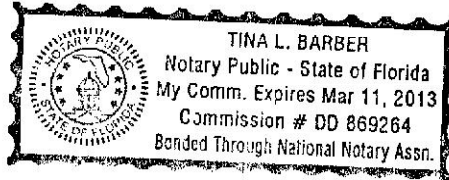
Tina L. Barber

NOTARY PUBLIC

Residing at: 5303 SW 9<sup>th</sup> Drive, Gainesville, FL 32608

My Commission Expires:

March 11, 2013



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 4.27934% tenant in common interest in:

**Parcel 1:**

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

Tax Parcel ID No. 23:030:0084

Space above for County Recorder's Use

F-83367UT

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, SOLIE - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 2924 Anthony Lane N., Suite 103, Minneapolis, MN 55418, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WIIO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 3.40136% tenant in common interest in and to the real property (the "**Property**"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of the 6<sup>th</sup>  
day of December, 2012.

**GRANTOR:**

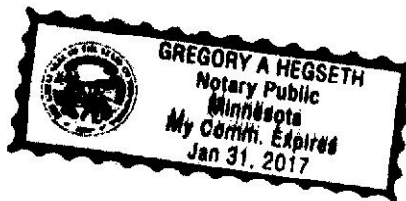
Solie – Springville Corner LLC,  
a Delaware limited liability company

By: Kenneth E. Solie Revocable Trust  
Its: Sole Member

By: [Signature]  
Kenneth E. Solie, Trustee

By: [Signature]  
Jeanette D. Solie, Trustee

STATE OF Minnesota )  
: ss.  
COUNTY OF Hennepin )



The foregoing instrument was acknowledged before me this 6 day of December, 2012, by Kenneth E. Solie and Jeanette D. Solie, as Trustees of the Kenneth E. Solie Revocable Trust, as the Sole Member of Solie – Springville Corner LLC, a Delaware limited liability company.

[Signature]  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:  
1/31/2017

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 3.40136% tenant in common interest in:

**Parcel 1:**

**A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:**

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Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

Tax Parcel ID No. 23:030:0084

8-83367UT

Space above for County Recorder's Use

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, POWELL - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 1108 Spruce Run Drive, Roanoke, TX 76262, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 4.53515% tenant in common interest in and to the real property (the "**Property**"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]


IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of the \_\_\_\_ day of \_\_\_\_\_, 2012.

**GRANTOR:**

Powell – Springville Corner LLC,  
a Delaware limited liability company


By: Powell Properties of Ocala, Inc., a Florida corporation

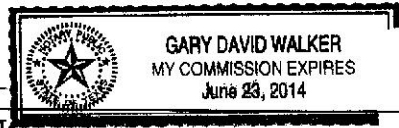
Its: Member

By:   
\_\_\_\_\_  
Michael G. Powell, President

STATE OF TEXAS )  
COUNTY OF TARRANT ) : ss.

The foregoing instrument was acknowledged before me this 7<sup>TH</sup> day of DECEMBER, 2012, by Michael G. Powell, the President of Powell Properties of Ocala, Inc., a Florida corporation, as the Member of Powell - Springville Corner LLC, a Delaware limited liability company.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: FORT WORTH, TX



My Commission Expires:  
6-23-14

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 4.53515% tenant in common interest in:

**Parcel 1:**

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.



WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

F-83367UT

Tax Parcel ID No. 23:030:0084  
Space above for County Recorder's Use

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, PHILLIPS - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 1548 NE 177<sup>th</sup> St. #202, Seattle, WA 98155, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 10.77098% tenant in common interest in and to the real property (the "**Property**"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 10.77098% tenant in common interest in:

**Parcel 1:**

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

F-83367UT

Tax Parcel ID No. 23:030:0084  
Space above for County Recorder's Use

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, HIGHLAND - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 1548 NE 177<sup>th</sup> St., #202, Shoreline, WA 98155, as "Grantor," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 13.83220% tenant in common interest in and to the real property (the "Property"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]

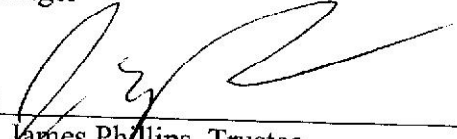
IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of the 7  
day of December, 2012.

**GRANTOR:**

Highland – Springville Corner LLC,  
a Delaware limited liability company

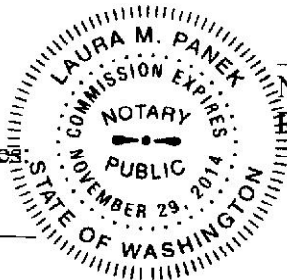
By: Highland Terrace, L.L.C.,  
a Washington limited liability company  
Its: Member

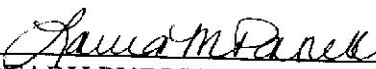
By: Wilma Phillips Survivor’s Trust, as  
amended by the Second Amendment and  
Restatement of the Wilma Phillips  
Survivor’s Trust, dated January 15, 2009  
Its: Manager

By:   
James Phillips, Trustee

STATE OF washington )  
: ss.  
COUNTY OF King )

The foregoing instrument was acknowledged before me this 7 day of December, 2012, by James Phillips, the Trustee of the Wilma Phillips Survivor’s Trust, as amended by the Second Amendment and Restatement of the Wilma Phillips Survivor’s Trust, dated January 15, 2009, as the Manager of Highland Terrace, L.L.C., a Washington limited liability company, as the Member of Highland – Springville Corner LLC, a Delaware limited liability company.



  
NOTARY PUBLIC  
Residing at: Lynnwood, WA

My Commission Expires:  
11/29/14

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 13.83220% tenant in common interest in:

**Parcel 1:**

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

Tax Parcel ID No. 23:030:0084

Space above for County Recorder's Use

F-83367UT

**SPECIAL WARRANTY DEED**

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, MOTTOLA - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 9807 Yellowfield Dr., Boynton Beach, FL 33473, as "Grantor," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 5.66893% tenant in common interest in and to the real property (the "Property"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]





**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 5.66893% tenant in common interest in:

**Parcel 1:**

**A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:**

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:

Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

**Tax Parcel ID No. 23:030:0084**

Space above for County Recorder's Use

F-83367 UT

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, MOSIER - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 21822 Consuegra, Mission Viejo, CA 92692, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 3.40136% tenant in common interest in and to the real property (the "**Property**"), located in Utah County, State of Utah described on Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 3.40136% tenant in common interest in:

**Parcel 1:**

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

**Tax Parcel ID No. 23:030:0084**

F-8336747

Space above for County Recorder's Use

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, P. ASKDAL - SPRINGVILLE CORNER LLC, a Delaware limited liability company and S. ASKDAL - SPRINGVILLE CORNER LLC, a Delaware limited liability company, both with an address of 3966 170<sup>th</sup> Ave., Minncota, MN 56264, collectively as "**Grantor,**" hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 4.31973% tenant in common interest (the "**Interest**") in and to the real property (the "**Property**"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest in the Interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest in the Interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 4.31973% tenant in common interest in:

**Parcel 1:**

**A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:**

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

F-83367 UT

Tax Parcel ID No. 23:030:0084  
Space above for County Recorder's Use

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, P. ASKDAL - SPRINGVILLE CORNER LLC, a Delaware limited liability company and S. ASKDAL - SPRINGVILLE CORNER LLC, a Delaware limited liability company, both with an address of 3966 170<sup>th</sup> Ave., Minneota, MN 56264, collectively as "**Grantor,**" hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 4.31973% tenant in common interest (the "**Interest**") in and to the real property (the "**Property**"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest in the Interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest in the Interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]





**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 4.31973% tenant in common interest in:

**Parcel 1:**

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

**Tax Parcel ID No. 23:030:0084**  
Space above for County Recorder's Use

8-83367 uT

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, WASDEN - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 1227 East 1050 South Circle, St. George, UT 84770, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 17.23993% tenant in common interest in and to the real property (the "**Property**"), located in Utah County, State of Utah described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property.

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of the 6  
day of December, 2012.

**GRANTOR:**

Wasden – Springville Corner LLC,  
a Delaware limited liability company

By: Jack & Karma Wasden Revocable Trust dated  
July 22, 2003

Its: Sole Member

By: Jack L. Wasden  
Jack L. Wasden, Trustee

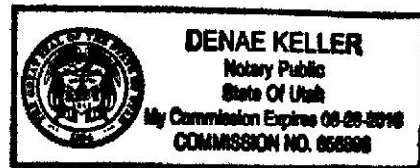
By: Karma K. Wasden  
Karma K. Wasden, Trustee

STATE OF Utah )  
COUNTY OF Washington ) : ss.

The foregoing instrument was acknowledged before me this 6 day of Dec,  
2012, by Jack L. Wasden and Karma K. Wasden, as Trustees of the Jack & Karma Wasden  
Revocable Trust dated July 22, 2003, the Sole Member of Wasden – Springville Corner LLC, a  
Delaware limited liability company.

Denae Keller  
NOTARY PUBLIC  
Residing at: St George, Utah

My Commission Expires:  
6-28-16



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 17.23993% tenant in common interest in:

**Parcel 1:**

**A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:**

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

WHEN RECORDED MAIL TO:

Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

Tax Parcel ID No. 23:030:0084

Space above for County Recorder's Use

F-83367UT

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, LEPORE - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 230 East 15<sup>th</sup> Street, Apt. 1C, New York, NY 10003, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WIIO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 8.73016% tenant in common interest (the "**Interest**") in and to the real property (the "**Property**"), located in Utah County, State of Utah, described on Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest in the Interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and

2. An undivided 20% tenant in common interest in the Interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed as of the \_\_\_ day of 12/7/, 2012.

**GRANTOR:**

Lepore – Springville Corner LLC,  
a Delaware limited liability company

By: [Signature]  
Annamaria Lepore, Member

STATE OF N.Y.

COUNTY OF N.Y. ; ss.

The foregoing instrument was acknowledged before me this 7 day of December, 2012, by Annamaria Lepore, the Member of Lepore – Springville Corner LLC, a Delaware limited liability company.

[Signature]  
NOTARY PUBLIC  
Residing at: N.Y.

My Commission Expires:

3/6/13

XIE JUN HE  
Notary Public, State of New York  
Qualified in New York County  
No. 01X18180212  
My Commission Expires 03/06/13

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 8.73016% tenant in common interest in:

**Parcel 1:**

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.



WHEN RECORDED MAIL TO:  
Barber Brothers, LLC  
570 East 525 North  
Morgan, Utah 84050

F-83367 UT

Tax Parcel ID No. 23:030:0084  
Space above for County Recorder's Use

### SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, BROWER - SPRINGVILLE CORNER LLC, a Delaware limited liability company with an address of 370 No. Bear Lake Blvd., Garden City, UT 84028, as "**Grantor**," hereby CONVEYS AND WARRANTS AGAINST ALL WHO CLAIM BY, THROUGH, OR UNDER THE GRANTOR, but not otherwise, the following described property:

All of Grantor's undivided 3.41270% tenant in common interest (the "**Interest**") in and to the real property (the "**Property**"), located in Utah County, State of Utah, described in Exhibit A attached hereto and incorporated herein,

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, and

SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, and other matters of record or otherwise appearing on the land.

to the following grantees:

1. An undivided 80% tenant in common interest in the Interest to BARBER BROTHERS, LLC, a Utah limited liability company, with an address of 570 East 525 North, Morgan, Utah 84050, and
2. An undivided 20% tenant in common interest in the Interest to SPRINGVILLE 2012, LLC, a Utah limited liability company, with an address of 3098 Highland Drive, Suite 325, Salt Lake City, UT 84106.

[SIGNATURE PAGE FOLLOWS]



**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

(Legal Description of Property)

The real property referenced in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as Grantor's undivided 3.41270% tenant in common interest in:

**Parcel 1:**

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

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Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

**Parcel 2:**

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.