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7/13/2018 2:54:00 PM \$17.00  
Book - 10693 Pg - 2687-2690  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
WASATCH LAND & TITLE INS  
BY: eCASH, DEPUTY - EF 4 P.

When recorded mail to:  
SC Holdings, LLC  
1470 Wall Ave  
Ogden, Utah 84404  
WLT 218105

**SPECIAL WARRANTY DEED**

**Grass Valley Holdings, LP, a Utah Limited Partnership,**

Grantor(s), of Utah County, Utah, for the sum of \$10.00, and other valuable consideration, hereby CONVEY(S) AND WARRANT(S) AS TO THE ACTS OF GRANTORS ONLY to:

**SC HOLDINGS, L.L.C., A UTAH LIMITED LIABILITY COMPANY,**

Grantee(s), whose address is 1470 Wall Ave., Ogden, Utah 84404, the following described tract of land situated in Sale Lake County, State of Utah:

See Exhibit "A", Attached Hereto

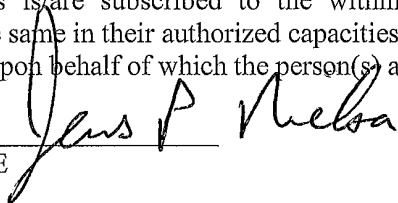
SUBJECT TO easements, rights of way, restrictions, and reservations of record whether they be enforceable at law or in equity and property taxes for the current year.

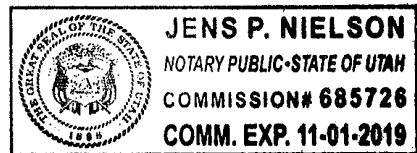
WITNESS the hand of said grantors this 25 day of June, 2018.

  
\_\_\_\_\_  
Randall Harward, General Partner

STATE OF UTAH     )  
                              :SS  
COUNTY OF UTAH    )

On the 25 day of June, 2018, personally appeared Randall Harward as General Partner of Grass Valley Holdings, LP, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in their authorized capacities, and that by their signatures on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

\_\_\_\_\_  
NOTARY SIGNATURE 



## Exhibit A

BEGINNING at a point which is North 1608.362 feet and East 1424.385 feet from the Northwest Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 01°00'00" East 281.994 feet; to a point of tangency with a 80.00 foot radius curve to the left; thence along said curve for an arc distance of 60.505 feet; (chord bears South 22°40'00" East 59.073 feet); thence South 44°20'00" East 234.704 feet; thence North 81°56'39" East 30.000 feet to the West right of way line of the D&R.G.W. Railroad right of way; thence along said right of way North 08°03'21" West 171.000 feet; thence North 08°20'37" West 337.000 feet; thence South 89°01'27" West 148.567 feet to the point of BEGINNING.

TOGETHER WITH and subject to a non-exclusive Right of Way 30 feet in width being more particularly described as follows:

BEGIN on the Easterly line of Sandy Boulevard at a point which is North 00°02'25" East 326.883 feet and East 1350.455 feet from the Northwest Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 72°05'59" East 350.000 feet to a point of tangency with a 64.976 foot radius curve to the left, thence along said curve for an arc distance of 90.900 feet (chord bears North 32°01'19" East 83.667 feet) to the Westerly right of way line of the D.&R.G.W. Railroad, thence North 08°03'21" West 517.185 feet along said right of way to a point of tangency with a 154.768 foot radius curve to the left, thence along said curve for an arc distance of 97.993 feet, (chord bears North 26°11'40" West 96.365 feet), thence North 44°20'00" West 234.704 feet to a point of tangency with an 80.000 foot radius curve to the right, thence along said curve for an arc distance of 60.505 feet (chord bears North 22°40'00" West 59.073 feet); thence North 01°00'00" West 257.017 feet to a point of tangency with a 55.000 foot radius curve to the left, thence along said curve for an arc distance of 86.370 feet (chord bears North 45°59'16" West 77.765 feet), thence South 89°01'27" West 663.540 feet; thence South 00°28'40" East 30.001 feet; thence North 89°01'27" East 663.801 feet to a point of tangency with a 25.000 foot radius curve to the right, thence along said curve for an arc distance of 39.259 feet (chord bears South 45°59'17" East 35.348 feet), thence South 01°00'00" East 257.017 feet to a point of tangency with a 110.000 foot radius curve to the left, thence along said curve for an arc distance of 83.194 feet (chord bears South 22°40'00" East 81.225 feet), thence South 44°20'00" East 234.704 feet to a point of tangency with a 124.768 foot radius curve to the right, thence along said curve for an arc distance of 78.999 feet (chord bears South 26°11'40" East 77.686 feet), thence South 08°03'21" East 517.185 feet to a point of tangency with a 34.976 foot radius curve to the right, thence along said curve for an arc distance of 48.931 feet (chord bears South 32°01'18" West 45.037 feet), thence South 72°05'59" West 347.407 feet to the Easterly line of Sandy Boulevard, thence South 12°57'35" East 30.112 feet along said Easterly line to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the Sandy Suburban Improvement District property.

LESS AND EXCEPTING THEREFROM an existing Billboard sign on the property, which is the subject of a lease between Grass Valley Holding LP and R.O.A. General, Inc., dba Reagan Outdoor Advertising.

SUBJECT TO the terms and conditions, rights of ingress and egress, associated with said Reagan Outdoor Advertising lease.

Tax Serial No. 21-36-377-008-4001 & 4002

When recorded mail to:  
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1470 Wall Ave  
Ogden, Utah 84404  
WLT 218105

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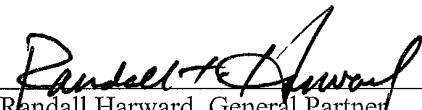
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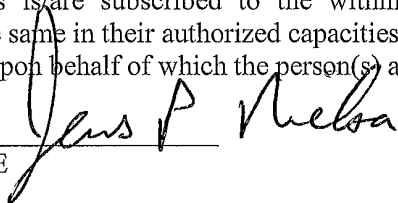
WITNESS the hand of said grantors this 25 day of June, 2018.

  
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Randall Harward, General Partner

STATE OF UTAH     )  
                              :SS  
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On the 25 day of June, 2018, personally appeared Randall Harward as General Partner of Grass Valley Holdings, LP, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in their authorized capacities, and that by their signatures on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

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NOTARY SIGNATURE



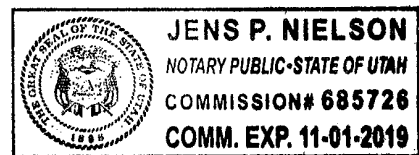


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