



ENT 43687:2019 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 May 16 2:49 pm FEE 40.00 BY MA
RECORDED FOR OLD REPUBLIC TITLE OF UTAH

WHEN RECORDED MAIL TO:
Smart Town, LLC
1685 E. Haven Brook Circle
Salt Lake City, Utah 84121
File Number: 1935965JM

WARRANTY DEED

MDP Closing Services, Inc, a Utah corporation, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Smart Town, LLC, a Utah limited liability company, GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 13-059-0044, 045 and 13-062-0029

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2019 and thereafter.

WITNESS the hand of Grantor, this 15th day of May, 2019.

MDP Closing Services, Inc., a Utah corporation

[Handwritten Signature]
By: S. Todd Young, President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of May, 2019 personally before me appeared S. Todd Young who proven on the basis of satisfactory evidence is the President, of MDP Closing Services, Inc., a Utah corporation, and that said document was signed by him on behalf of said Corporation by authority of its articles of incorporation and/or bylaws, and acknowledged to me that said corporation executed the same.

[Handwritten Signature]
Notary Public
Residing in: *West Jordan Utah*
Commission Expires: *5-28-19*

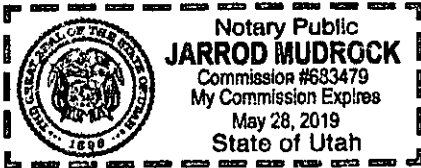


EXHIBIT-A**PROPOSED PARCEL M-1**

Apert of tax Parcels 13:059:0044 & 13:059:0045, More particularly described as follows:

Beginning at a point that is located on a boundary and represented by a survey Surveying Associates, on file with in Utah Counties' Survey records as File # 91-65, which point is located North 89° 35' 45" West 1326.32 feet along section line and North 60.73 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone).

Thence North 09° 35' 42" East a distance of 484.96 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office,
 Thence along said R.O.W. South 80° 25' 43" East a distance of 318.81 feet,
 Thence leaving said R.O.W. South 00° 06' 23" East a distance of 441.84 feet,
 Thence North 89° 48' 07" West a distance of 396.17 feet to described above surveyed boundary
 Thence North 00° 30' 38" East a distance of 15.31 feet to the point of beginning.
 Containing 3.85 Acres 167,821 Sq. Ft.

PROPOSED PARCEL R-1

Apert of tax Parcel 13:062:0029, More particularly described as follows:

Beginning at a point that is located on the Utah Valley Business Park Subdivision, also represented by a Boundary Line Agreement Dated Jan 19, 1994, as Entry# 4974, which point is located North 89° 35' 45" West 1336.24 feet along section line and South 802.58 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone).

Thence North 00° 41' 59" East along said Subdivision a distance of 628.29 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office,
 Thence along said R.O.W. dedications the following 2 courses:
 South 89° 48' 07" East a distance of 911.43 feet,
 Thence South 00° 54' 51" East a distance of 797.27 feet,
 Thence South 89° 46' 14" West a distance of 438.10 feet,
 Thence South 89° 46' 14" West a distance of 28.85 feet,
 Thence North 00° 06' 23" West a distance of 174.81 feet,
 Thence South 89° 53' 37" West a distance of 464.55 feet to the point of beginning.
 Containing 15.08 Acres 657,068 Sq. Ft.

PROPOSED PARCEL R-2

**Apert of tax Parcels 13:062:0029 & 13:059:0045,
 More particularly described as follows:**

Beginning at a point that is located on a bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, which point is located North 89° 35' 45" West 930.01 feet along section line and South 100.84 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone).

Thence along said R.O.W. North 89° 48' 07" West a distance of 397.69 feet to a boundary and represented by a survey Surveying Associates, on file with in Utah Counties' Survey records as File # 91-65, Thence along described survey 1 course:

North 00° 29' 02" East a distance of 140.43 feet, thence North 00° 30' 38" East a distance of 7.26 feet, Thence South 89° 48' 07" East a distance of 396.17 feet, thence South 00° 06' 23" East a distance of 147.69 feet to the point of beginning.

Containing 1.35 Acres 58,623 Sq. Ft.

PROPOSED PARCEL W-1

Apart of tax parcel 13:062:0029, More particularly described as follows:

Beginning at a point that is located on the Utah Valley Business Park Subdivision, also represented by a Boundary Line Agreement Dated Jan 19, 1994, as Entry# 4974, which point is located North 89° 35' 45" West 842.73 feet along section line and South 1300.13 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone).

Thence North 00° 02' 20" East a distance of 327.20 feet,
Thence North 89° 46' 14" East a distance of 438.10 feet to the bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office,
Thence South 00° 54' 51" East Along said R.O.W. a distance of 329.30 feet to the described above Subdivision NAD agreement,
Thence North 89° 57' 40" West along described subdivision a distance of 443.57 feet to the point of beginning.

Containing 3.32 Acres 144,696 Sq. Ft.

Subject to a 30' R.O.W. that is Beginning at a bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, which point is located North 89° 35' 45" West 404.40 feet along section line and South 986.08 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone).

Thence, S 00° 54' 51" E for a distance of 30.00 feet to a point on a line.
Thence, S 89° 46' 14" W for a distance of 438.60 feet to a point on a line.
Thence, N 00° 02' 20" E for a distance of 30.00 feet to a point on a line.
Thence N 89° 46' 14" E a distance of 438.10 feet to the point of beginning.