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9/14/2018 2:06:00 PM \$13.00
Book - 10712 Pg - 4991-4992
ADAM GARDINER
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax notice to:
Grantee
1400 South Foothill Drive #34
Salt Lake City, UT 84108
MNT File No.: 59862
Tax ID No.: 15-16-251-005

SPECIAL WARRANTY DEED

SIP Pioneer I, LLC, a Delaware limited liability company

GRANTOR of Park City, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under it only to:

James Gaddis Investment Co., LLC, a Utah limited liability company

GRANTEE of 1400 South Foothill Drive #34, Salt Lake City, UT 84108 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1:

All of Lot 2, BOART LONGYEAR SUBDIVISION, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2018P at Page 305 of official records.

Parcel 1A:

An easement for installation, maintenance, operation, repair of a sanitary sewer line and appurtenances in and across the following described tract of land, as disclosed by the Quit Claim Deed recorded July 18, 2006 as Entry No. 9785865 in Book 9323 at Page 4970 of official records:

Beginning at a point North 89°56'52" East 375.4 feet and North 0°03'08" West 425.0 feet from a Salt Lake City monument in the intersection of Pioneer Road and 17th South Street, said monument being North 89°45'30" East 19.442 feet and North 0°03'08" West 2676.244 feet from the South quarter corner of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 0°03'08" West 50.0 feet; thence North 89°56'52" East 16.00 feet; thence South 0°03'08" East 50 feet; thence South 89°56'52" West 16.0 feet to the point of beginning.

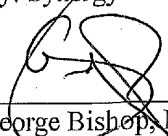
Parcel 1B:

Together with a Cross Access Easement as shown on the recorded plat of Boart Longyear Subdivision recorded September 4, 2018 as Entry No. 12842286 in Plat Book 2018P at Page 305 of official records.


SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now existing or referred to in matters of record.

WITNESS, the hand(s) of said grantor(s), 14th day of September, 2018.

SIP Pioneer I, LLC, a Delaware limited liability company
By: SIP Pioneer Holdings, LLC, a Delaware limited liability company, its Manager
By: Synergy Investment Manager I, LLC a Delaware limited liability company, its Manager
By: Synergy Investment Partners LLC, a Delaware limited liability company



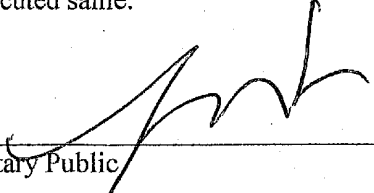
George Bishop, Manager



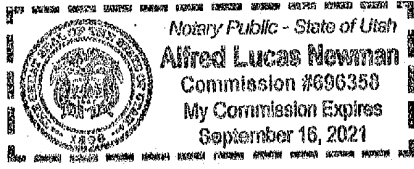
Joshua Ettner, Manager

State of Utah County of Summit)ss:

On this date, September 14, 2018, personally appeared before me George Bishop who being by me duly sworn did say that he is a Manager of Synergy Investment Partners, LLC, a Delaware limited liability company, which in turn is the Manager of Synergy Investment Manager I, LLC, a Delaware limited liability company, which in turn is the Manager of SIP Pioneer Holdings, LLC, a Delaware limited liability company, which in turn is the Manager of SIP Pioneer I, LLC, a Delaware limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its organizational documents and/or Operating Agreement and said George Bishop acknowledged to me that said limited liability company executed same.

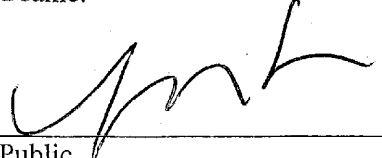


Notary Public



State of Utah County of Summit)ss:

On this date, September 14, 2018, personally appeared before me Joshua Ettner who being by me duly sworn did say that he is a Manager of Synergy Investment Partners, LLC, a Delaware limited liability company, which in turn is the Manager of Synergy Investment Manager I, LLC, a Delaware limited liability company, which in turn is the Manager of SIP Pioneer Holdings, LLC, a Delaware limited liability company, which in turn is the Manager of SIP Pioneer I, LLC, a Delaware limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its organizational documents and/or Operating Agreement and said Joshua Ettner acknowledged to me that said limited liability company executed same.



Notary Public

