



SPECIAL WARRANTY DEED
(CORPORATE FORM)

MTSE HOLDINGS 2019004, LLC, a Utah limited liability company

a limited liability company organized and existing under the laws of the State of Utah
grantor, with its principal office at the State of Utah, hereby CONVEYS and WARRANTS only as
against all claiming by, through or under it to

LINCOLN BUILDING, LLC, a Utah limited liability company

grantee of 5837 Woodshire Lane, Highland, UT 84003; for the sum of TEN DOLLARS and
other good and valuable consideration the following described tract of land in Utah County, State of Utah.

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

Tax Roll No. 58:035:0108

This document has been prepared as an accommodation by HICKMAN LAND TITLE COMPANY
without the benefit of a title search and its accuracy is not guaranteed.

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized
managing member, this 15th day of November, 2019.

MTSE HOLDINGS 2019004, LLC, a Utah limited liability company

By: [Signature]
JAMES HICKMAN, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
 SS
County of Cache)

On the 15th day of November, 2019 personally appeared before me JAMES HICKMAN who being by me
duly sworn did say, each for himself, that he is the Manager of MTSE HOLDINGS 2019004, LLC, a
Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of
said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged
to me that said Limited Liability Company executed the same.

[Signature]
Notary Public

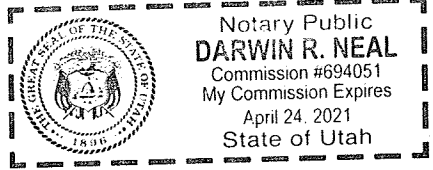


EXHIBIT "A"
Legal Description

RIVERSIDE CROSSING, LOT 1

A portion of the Northeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Redwood Road (SR-68) located $S0^{\circ}13'38''E$ along the quarter section line 866.50 feet and East 99.61 feet from the North 1/4 Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian (said point being monumented with a UDOT right-of-way pipe and cap monument); thence $N89^{\circ}57'12''E$ along the south line of Dalmore Meadows Phase 2 Subdivision 552.49 feet; thence South 256.73 feet; thence West 545.59 feet to the easterly line of Redwood Road; thence along said line the following two (2) courses: $N2^{\circ}47'46''W$ 111.59 feet; thence $N0^{\circ}34'32''W$ 144.84 feet to the point of beginning.

Parcel No. 58:035:0108