

Vanguard Title Insurance Agency, LLC
WHEN RECORDED RETURN TO:
Cedar Corners Management, LLC, a Utah Limited Liability Company
947 South 500 East, Suite 100
American Fork, UT 84003 File No.: 41869-HP

ENT 11191:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Jan 28 04:10 PM FEE 44.00 BY CS
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR(S): Cedar Corners Management, LLC, a Utah limited liability company AKA Cedar Corners Management, LLC,

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Cedar Corners Management, LLC, a Utah Limited Liability Company

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Utah County, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 24 day of January, 2020.

Cedar Corners Management, LLC a Utah limited liability company

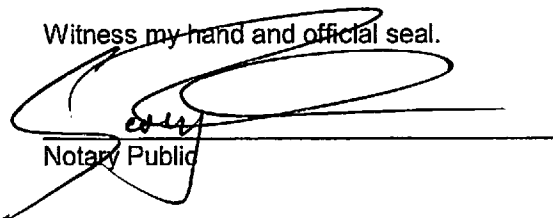


Brad A. Jensen, Trustee of The Tristar Irrevocable Trust, dated 2/13/2009, Manager

State of Utah }
 }ss.
County of Utah }

On this 24 day of January, 2020, personally appeared before me, Brad A. Jensen, who being duly sworn, did say that he is the Trustee of The Tristar Irrevocable Trust dated 2/13/2009 which is the Manager of CEDAR CORNERS MANAGEMENT, LLC, a limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of statute, its article of organization or its operating agreement and that Brad A. Jensen, acknowledge to me that said limited liability company executed the same.

Witness my hand and official seal.



Notary Public



EXHIBIT "A"

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°28'03" WEST 26.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 89°31'31" EAST 540.61 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°56'13" (CHORD BEARS SOUTH 44°33'25" EAST 28.27 FEET); THENCE SOUTH 00°24'42" WEST 115.80 FEET; THENCE NORTH 88°40'36" EAST 577.09 FEET; THENCE SOUTH 88°02'01" EAST 531.68 FEET; THENCE SOUTH 00°33'30" WEST 111.51 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.87 FEET THROUGH A CENTRAL ANGLE OF 91°18'38" (CHORD BEARS SOUTH 46°12'49" WEST 28.61 FEET) TO THE POINT OF A 973.50 FOOT COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 72.01 FEET THROUGH A CENTRAL ANGLE OF 4°14'18" (CHORD BEARS NORTH 86°00'43" WEST 72.00 FEET) TO THE POINT OF A 4026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 829.49 FEET THROUGH A CENTRAL ANGLE OF 11°48'12" (CHORD BEARS NORTH 89°47'40" WEST 828.02 FEET) TO THE POINT OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 100.27 FEET THROUGH A CENTRAL ANGLE OF 5°54'06" (CHORD BEARS SOUTH 87°15'17" WEST 100.23 FEET); THENCE NORTH 89°47'40" WEST 87.57 FEET; THENCE SOUTH 00°24'42" WEST 1024.58 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'11" (CHORD BEARS SOUTH 23°38'45" WEST 15.78 FEET); THENCE NORTH 89°35'17" WEST 555.93 FEET; THENCE SOUTH 88°44'16" WEST 678.08 FEET TO THE POINT OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.65 FEET THROUGH A CENTRAL ANGLE OF 47°42'01" (CHORD BEARS NORTH 21°20'30" EAST 16.17 FEET) TO THE POINT OF A 673.50 FOOT COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 612.95 FEET THROUGH A CENTRAL ANGLE OF 52°08'39" (CHORD BEARS NORTH 28°34'33" WEST 592.01 FEET); THENCE SOUTH 35°21'08" WEST 130.00 FEET TO THE POINT OF A NON-TANGENT 543.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 117.68 FEET THROUGH A CENTRAL ANGLE OF 12°24'21" (CHORD BEARS NORTH 60°51'04" WEST 117.45 FEET) TO THE POINT OF A 356.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 178.96 FEET THROUGH A CENTRAL ANGLE OF 28°45'45" (CHORD BEARS NORTH 52°40'24" WEST 177.09 FEET); THENCE NORTH 89°34'01" WEST 57.32 FEET; THENCE NORTH 00°25'45" EAST 740.85 FEET; THENCE SOUTH 89°30'01" EAST 1336.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 587.06 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST ALONG SAID SECTION LINE A DISTANCE OF 1082.22 FEET; THENCE SOUTH 00°33'30" WEST 349.77 FEET TO THE POINT OF A 1850.50 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 337.43 FEET THROUGH A CENTRAL ANGLE OF

10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 336.96 FEET) TO THE POINT OF A 947.00 FEET RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 169.14 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 168.92 FEET); THENCE SOUTH 00°20'39" WEST 464.79 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°31'33" (CHORD BEARS SOUTH 23°44'19" WEST 15.80 FEET); THENCE NORTH 89°35'17" WEST 1126.93 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: 59:007:0094, 59:044:0131, 59:044:0148, 59:044:0147, 59:044:0146, 59:044:0145, 59:044:0144, 59:044:0120, 59:044:0143, 59:044:0118, 59:044:0114 and 59:044:0142

Send Tax Notices to:
Cedar Corners Management, LLC
1374 West 200 South
Lindon, Utah 84042

SPECIAL WARRANTY DEED

PTE-28110-P

Central Bank a corporation organized and existing under the laws of the State of Utah, with its principal office at 75 North University Avenue, Provo, Utah 84601, Grantor, hereby CONVEYS AND WARRANTS to

Cedar Corners Management, LLC

Grantee, County of Utah, State of Utah, for the sum of

- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -

the following described tract of land in UTAH County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2011 AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

Executed: May 14, 2012

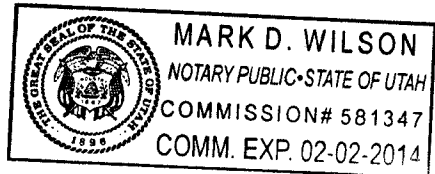
Central Bank

Robert D. Walker
By: Robert D. Walker
Its: Vice-President

STATE OF UTAH)
)S
County of Utah)

On this 14th day of May, 2012, personally appeared before me Robert D. Walker, who being by me duly sworn did say, each for himself, that he is the Vice-President of the corporation that executed the foregoing instrument by authority of a resolution of its Board of Directors and the said Robert D. Walker acknowledged to me that said corporation executed the same.

Mark D. Wilson
Notary Public



Pro-Title & Escrow, Inc.
Orders No. 28110-P

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS N89°44'55"E BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 11, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°44'55"W 809.76 FEET AND SOUTH 1025.75 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S01°27'08"W 334.06 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE S88°29'26"W 302.21 FEET ALONG SAID SOUTHERN LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N01°14'49"W 334.50 FEET; THENCE N88°38'56"E 317.94 FEET TO THE POINT OF BEGINNING.

WHEN RECORDED MAIL TO:
Cedar Corners Management, LLC
947 S. 500 E. Suite 100
American Fork, UT 84003

ENT 76502:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Jun 04 09:54 AM FEE 40.00 BY SM
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

WARRANTY DEED

PRIME 28, LLC

Grantor, of the County of Utah, State of Utah
hereby CONVEYS and WARRANTS to

Cedar Corners Management, LLC,

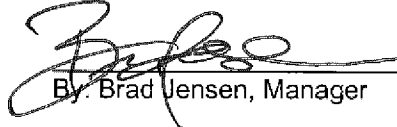
Grantee, of the County of Utah, State of Utah, for the sum of TEN DOLLARS and other good and valuable
consideration, the following tract of land in the County of Utah, State of Utah, to-wit

See Attached Exhibit A

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2018 taxes and thereafter.

WITNESS the hand of said grantor, this 3rd day of June, 2020

Prime 28, LLC


By, Brad Jensen, Manager

STATE OF UTAH)
 :SS
COUNTY OF Utah)

On this 3rd day of June, 2020, personally appeared before me, Brad Jensen, who being duly sworn, did say that he is
a Manager of Prime 28, LLC, limited liability company and that said instrument was signed in behalf of said company
by authority of statute, its articles of organization or its operating agreement, and that the said Brad Jensen,
acknowledged to me that said limited liability companies executed the same.



Notary Public
My Commission Expires: 9/5/2020
Residing in: Utah Co: Utah



EXHIBIT A

BEGINNING AT A POINT WHICH IS NORTH 89°30'01" WEST ALONG THE SECTION LINE AT A DISTANCE OF 844.39 FEET AND SOUTH 933.45 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 51°42'00" EAST 737.66 FEET; THENCE SOUTH 38°33'31" EAST 53.00 FEET; THENCE SOUTH 36°07'21" EAST 100.36 FEET; THENCE SOUTH 30°41'25" EAST 98.76 FEET; THENCE SOUTH 37°55'12" EAST 69.02 FEET; THENCE SOUTH 74°51'23" EAST 66.33 FEET; THENCE SOUTH 89°47'40" EAST 571.60 FEET; THENCE NORTH 83°13'33" EAST 53.42 FEET; THENCE SOUTH 00°24'42" WEST 580.76 FEET; THENCE SOUTHEASTERLY 16.22 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 22°49'21" EAST 15.78 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WREN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°35'17" WEST 621.19 FEET; 2) SOUTH 88°44'16" WEST 934.72 FEET; THENCE NORTH 07°31'36" EAST 236.98 FEET; THENCE NORTH 19°50'25" EAST 206.51 FEET TO THE POINT OF BEGINNING.

AFFECTS TAX PARCEL No's.: 59-044-0164, 59-044-0114, 59-044-0171, 59-044-0169, 59-044-0172, 59-007-0099, 59-007-0093