

When recorded mail to (Tax Mailing Address):

Grantee
M&B-see below, 1100 West Lakeview Parkway
Provo, UT 84601
MTC File No. 269616

WARRANTY DEED

Capital Reef Management LLC, a Utah limited liability company, GRANTOR(S), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Echo Ridge LC as to an undivided 48% interest and J LC as to an undivided 32% interest
Kenstreethouse, LLC, a Utah limited liability company as to an undivided 20%,

as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF 1100 WEST STREET AS DEFINED IN THE FINAL JUDGMENT OF CONDEMNATION (ENTRY NUMBER 71793:2014), SAID POINT BEING NORTH 88°50'23" EAST 1868.20 FEET AND SOUTH 01°09'37" EAST 1398.09 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE FOLLOWING SAID WESTERLY LINE OF 1100 WEST STREET THE FOLLOWING (3) COURSES: (1) SOUTH 888.29 FEET; (2) SOUTH 04°58'23" WEST 65.70 FEET AND (3) SOUTH 60°22'37" WEST 14.67 FEET TO THE NORTHERLY LINE OF LAKEVIEW PARKWAY; THENCE ALONG SAID NORTHERLY LINE NORTH 76°40'00" WEST 123.26 FEET TO THE EASTERLY LINE OF A RECORD OF SURVEY PREPARED FOR RICHARD KING BY APEX LAND SURVEYORS, INC; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (2) COURSES: (1) NORTH 00°55'09" WEST 908.75 FEET AND (2) NORTH 81°06'30" EAST 154.82 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 21-056-0120

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 16 day of January, 2019.

