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**WHEN RECORDED, MAIL TO:**

Nutraceutical Corporation  
1400 Kearns Blvd, 2nd Floor  
Park City, UT 84060  
Attention: Legal Department

**00921687 B: 2078 P: 1913**

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Alan Spriggs, Summit County Utah Recorder

04/29/2011 12:26:23 PM Fee \$14.00

By PARK CITY TITLE COMPANY

Electronically Recorded

Tax Parcel Number: SPD-1-A

**GENERAL WARRANTY DEED**

**Jack Johnson Office Lodge, L.C.**, a Utah limited liability company, Grantor, hereby conveys and warrants to **Nutraceutical Corporation**, a Delaware corporation, Grantee, having an address of 1400 Kearns Blvd, 2nd Floor, Park City, UT 84060, the following described real property which is located in Park City, Summit County, Utah, and is more particularly described as follows:

See the attached Exhibit "A," which is incorporated herein.

Subject to permitted encumbrances listed on the attached Exhibit "B," which is incorporated herein.

Dated as of the 29<sup>th</sup> day of April, 2011.

**Grantor:**

JACK JOHNSON OFFICE LODGE, L.C.,  
a Utah limited liability company

By: [Signature]

Jack J. Johnson, Managing Member

STATE OF UTAH                 )  
  SS:  
COUNTY OF SUMMIT        )

On the 29<sup>th</sup> day of April, 2011 personally appeared before me Jack J. Johnson, who being by me duly sworn, did say that he is the Managing Member of JACK JOHNSON OFFICE LODGE, L.C. a Utah limited liability company and duly acknowledged to me that he is authorized to sign the foregoing instrument on behalf of said limited liability company by authority of its Articles of Organization, and said Jack J. Johnson duly acknowledged to me that said limited liability company executed the same.



[Signature]  
Notary Public

Residing at: Wallburg, UT

My commission expires: 1/6/2012

**Exhibit "A"**  
**Legal Description**

A portion of Lot 1, SUN PEAK DRIVE DEDICATION AND PARCEL SUBDIVISION PLAT, recorded November 22, 1994 as Entry No. 419725 of the official records in the office of the Summit County Recorder, more particularly described as follows:

Commence at the Northwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958; thence along the West line of said Section 31 (Basis of bearing being South 00°00'06" East 2641.45 feet between the Northwest corner and the West quarter corner of said Section 31) South 00°00'06" East a distance of 2283.01 feet; thence East 896.16 feet to the point of beginning; thence East 483.77 feet to a point, said point being on the right-of-way of State Highway U-224; thence along said right-of-way North 00°13'32" West 346.44 feet; thence departing said right-of-way West 149.41 feet to the beginning of a 410 foot radius curve to the right (Center bears North); thence along said curve, through a central angle of 08°27'52" 60.57 feet; thence South 12°39'39" West 115.57 feet to the beginning of a 260 foot radius curve to the right (Center bears North 77°20'21" West); thence along said curve through a central angle of 75°55'25" 344.53 feet; thence departing said curve South 35.22 feet to the point of beginning. SPD-1-A

**Exhibit "B"**  
**Permitted Encumbrances**

1. Taxes for the year 2011, now accruing but not yet due or payable, prorated through the date of the recording of this deed.
2. This property is within the Weber Basin Water Conservancy District, Snyderville Basin Sewer Improvement District, Park City Water Service District, Park City Fire Protection District, Park City School District and Summit County Service Area #6, and is subject to the charges and assessments thereof from and after the date of the recording of this deed.
3. Agreement for Easements and Maintenance by and between the Jack Johnson Office Lodge, L.C., a Utah limited liability company and Red Barn Development, LLC, a Utah limited liability company, recorded November 5, 1999, as Entry No. 552275 in Book 1294 at page 533, records of Summit County, Utah.
4. Declaration of Covenants, Conditions and Restrictions for Sunpeak Center, recorded September 19, 1995 as Entry No. 437658 in Book 909 at page 1, records of Summit County, Utah, and easement show on the recorded plat.

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