

Mail Recorded Deed and Tax Notice To:
Abbey Road Development, LLC,
3355 North University Ave Suite 200
Provo, Utah 84604
Orem, UT 84097

ENT 120037:2019 PG 1 of 7
Jeffery Smith
Utah County Recorder
2019 Nov 15 11:08 AM FEE 40.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 119666-KIU

SPECIAL WARRANTY DEED

UVTF OREM, LLC, as to an undivided 50% interest and OBM/Scott, Ltd., a Utah limited partnership, as to an undivided 35.7647271% tenant in common interest and CSR Partners, LP, a Colorado limited partnership, as to an undivided 14.2352729% tenant in common interest

GRANTOR(S) of Orem, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Abbey Road Development, LLC, a Utah limited liability company

GRANTEE(S) of Orem, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 53-335-0001 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 2 day of November, 2019.

UVTF OREM, LLC

[Signature]
By: Mark Hamilton Horne, Co-Trustee of The Wm Douglas Horne Family Revocable Trust U/A/D October, 16, 1992, Manager

OBM/SCOTT, LTD

[Signature]
By: Roger Scott McQuarrie, Manager of SCELISSA, LLC

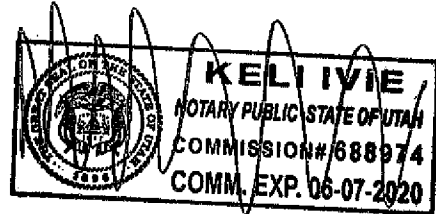
CSR PARTNERS, LP

Signed in counterpart
By: Connie S. Ricks, General Partner

STATE OF UTAH
COUNTY OF UTAH

On the 1 day of November, 2019, personally appeared before me Roger Scott McQuarrie, who acknowledged themselves to be the Manager of SCELISSA, LLC which is Manager of OBM/Scott, Ltd, and that they, as such Roger Scott McQuarrie, who acknowledged themselves to be the Manager of SCELISSA, LLC which is Manager of OBM/Scott, Ltd, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



Dated this 2 day of November, 2019.

UVTF OREM, LLC

Signed in counterpart
By: William Douglas Horne, Member

OBM/SCOTT, LTD

Signed in counterpart
By: Roger Scott McQuarrie, Manager of
SCELISSA, LLC

CSR PARTNERS, LP

Connie S. Ricks
By: Connie S. Ricks, General Partner

STATE OF UTAH

COUNTY OF UTAH

On the ____ day of November, 2019, personally appeared before me William Douglas Horne, who acknowledged themselves to be the Member of UVTF OREM, LLC, and that they, as such William Douglas Horne, Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

STATE OF UTAH

COUNTY OF UTAH

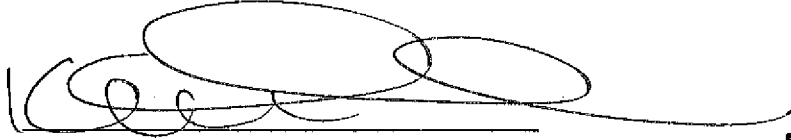
On the ____ day of November, 2019, personally appeared before me Roger Scott McQuarrie, who acknowledged themselves to be the Manager of SCELISSA, LLC which is Manager of OBM/Scott, Ltd, and that they, as such Roger Scott McQuarrie, who acknowledged themselves to be the Manager of SCELISSA, LLC which is Manager of OBM/Scott, Ltd, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

STATE OF UTAH

COUNTY OF UTAH

On the 4th day of November, 2019, personally appeared before me Roger Scott McQuarrie, Managing Member of Scelissa, LLC which is the Partner of OBM/Scott, Ltd, the signor(s) of the within instrument, who acknowledged to me that the within instrument was executed pursuant to and in accordance with the powers vested in he/she/them by the terms of said Partnership Agreement.



Notary Public

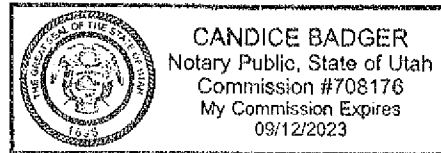


STATE OF UTAH

COUNTY OF UTAH

On the 2 day of November, 2019, personally appeared before me Connie S. Ricks, who acknowledged themselves to be the General Partner of ~~CRS~~ Partners, LP, and that they, as such Connie S. Ricks, General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

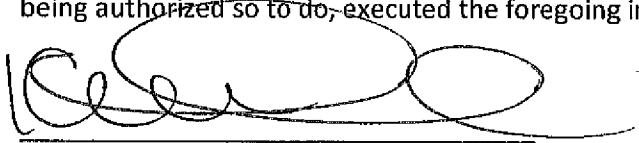
Candice Badger
Notary Public



STATE OF UTAH

COUNTY OF UTAH

On the 4th day of November, 2019, personally appeared before me Mark Hamilton Horne , who acknowledged himself to be the Co-Trustee of the Mark Hamilton Horne, Co-Trustee of The Wm Douglas Horne Family Revocable Trust U/A/D October, 16, 1992, Manager of UVTF OREM, LLC, and that he, as such Co- Trustee of The Wm Douglas Horne Family Revocable Trust U/A/D October, 16, 1992, Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



EXHIBIT A
Legal Description

Commencing at a point located North 01°00'22" West along the section line 763.11 feet and West 48.24 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence along Technology Way as follows: South 90°00'00" West 194.50 feet, along the arc of a 100.00 foot radius curve to the left 22.41 feet (chord bears South 83°34'51" West 22.36 feet), along the arc of a 100.00 foot radius curve to the right 22.41 feet (chord bears South 83°35'01" West 22.36 feet), along the arc of a 215.00 foot radius curve to the right 168.86 feet (chord bears North 67°30'01" West 164.55 feet), North 45°00'00" West 90.92 feet; thence North 44°52'44" East 160.75 feet; thence South 45°07'16" East 10.30 feet; thence North 44°52'44" East 98.15 feet; thence South 45°07'16" East 76.81 feet; thence North 89°52'44" East 120.20 feet; thence South 00°07'16" East 24.24 feet; thence North 90°00'00" East 105.30 feet, more or less, to 800 East Street; thence along 800 East Street as follows: along the arc of a 100.00 foot radius curve to the left 5.23 feet (chord bears South 01°22'36" West 5.23 feet); thence South 00°07'16" East 200.00 feet, along the arc of a 15.00 foot radius curve to the right 23.59 feet (chord bears South 44°55'42" West 21.24 feet) to the point of beginning. (also known as proposed "Abbey Road Phase 1")

ALSO:

Commencing at a point located North 01°00'22" West along the section line 983.41 feet and West 29.67 feet from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence along proposed Phase 1, Abbey Road Planned Unit Development as follows: West 105.30 feet, North 00°07'16" West 24.24 feet, South 89°52'44" West 120.20 feet, North 45°07'16" West 76.81 feet; thence North 14°21'28" East 129.03 feet; thence North 33°52'30" East 113.16 feet; thence North 56°07'30" West 8.89 feet; thence North 33°52'30" East 102.16 feet; thence South 56°07'30" East 176.56 feet to 800 East Street; thence along 800 East Street as follows: South 00°07'16" East 225.47 feet; thence along the arc of a 100.00 foot radius curve to the right 34.82 feet (chord bears South 09°51'11" West 34.64 feet), along the arc of a 100.00 foot radius curve to the left 29.58 feet (chord bears South 11°21'07" West 29.48 feet) to the point of beginning. (also known as proposed "Abbey Road Phase 2")