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11/9/2017 12:32:00 PM \$22.00
Book - 10618 Pg - 929-934
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, RETURN TO:

Premier Western Properties, LLC
6028 South Ridgeline Drive, Suite 203
Ogden, Utah 84405
Attention: Matthew Lowe

SPECIAL WARRANTY DEED


For good and valuable consideration, Richard M. Morehouse, an individual, having a mailing address at 1332 Eagle Drive, Windsor, California 95492, and Lynn D. Morehouse, an individual having a mailing addresses at 3336 North Texas Street, Suite J # 115, Fairfield, California 94533, each having an undivided fifty percent (50%) interest as their sole and separate property (together, the "**Grantor**"), hereby CONVEY AND WARRANT against those claiming by, through or under said Grantor, but not otherwise, to PREMIER WESTERN PROPERTIES, LLC, a Utah limited liability company (the "**Grantee**"), located and having a mailing address at 6028 South Ridgeline Drive, Suite 203, Ogden, Utah 84405, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Salt Lake County, Utah, as more particularly described in attached **Exhibit "A"**.

FIRST AMERICAN TITLE
NCS 81020916

[Signatures on Following Pages]

NOW THEREFORE, the undersigned executed this Special Warranty Deed as of the date set forth below.

GRANTOR



RICHARD M. MOREHOUSE

STATE OF CALIFORNIA)
 : ss.
COUNTY OF SONOMA)

The foregoing Special Warranty Deed, on the ____ day of _____, 2017 was acknowledged before me by Richard M. Morehouse, an individual, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

**PLEASE SEE ATTACHED
CALIFORNIA ALL-PURPOSE
ACKNOWLEDGEMENT FORM**

NOTARY PUBLIC

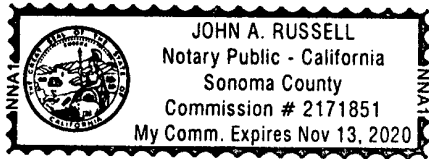
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sonoma }
On Nov. 4, 2017 before me, John A Russell Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Richard Mark Morehouse
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature John A Russell
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.
Description of Attached Document
Title or Type of Document: Special Warranty Deed
Document Date: Number of Pages:
Signer(s) Other Than Named Above:
Capacity(ies) Claimed by Signer(s)
Signer's Name: Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:
Signer is Representing: Signer is Representing:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

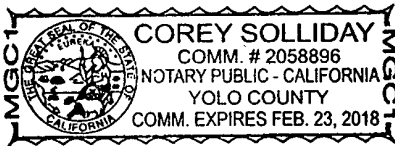
NOW THEREFORE, the undersigned executed this Special Warranty Deed as of the date set forth below.

GRANTOR

Lynn D. Morehouse
LYNN D. MOREHOUSE

STATE OF CALIFORNIA)
 c.t. YOLO c.t. : SS.
COUNTY OF ~~SOLANO~~)

The foregoing Special Warranty Deed, on 07 the day of NOVEMBER, 2017 was acknowledged before me by Lynn D. Morehouse, an individual, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC

Exhibit "A"

Legal Description of Subject Property

PARCEL A:

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE S00°03'15"W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 20, 1320.82 FEET; THENCE S89°55'38"W 200.03 FEET; THENCE S00°02'39"W 55.06 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.06 FEET, A DELTA ANGLE OF 89°52'56", A CHORD BEARING OF S44°59'20"W, AND A CHORD LENGTH OF 42.38 FEET; THENCE S89°55'41"W 350.52 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 504.02 FEET, A DELTA ANGLE OF 44°25'42", A CHORD BEARING OF N67°51'28"W, AND A CHORD LENGTH OF 491.49 FEET; THENCE N45°38'37"W 195.77 FEET; THENCE N45°15'01"E 1453.41 FEET; THENCE N48°24'49"E 91.97 FEET TO A POINT ON THE EAST QUARTER SECTION LINE BETWEEN THE EAST QUARTER CORNER AND CENTER QUARTER CORNER OF SAID SECTION 20; THENCE N89°52'23"E ALONG SAID EAST QUARTER SECTION LINE, 76.03 FEET TO THE EAST QUARTER CORNER SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 982,059 SQUARE FEET OR 22.545 ACRES MORE OR LESS

PARCEL B:

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES S00°03'15"W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 20, 2049.44 FEET AND N89°56'45"W 200.01 FROM THE EAST QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE N78°20'08"W 1646.53 FEET; THENCE N45°15'01"E 797.58 FEET; THENCE S45°38'37"E 198.18 FEET; THENCE ALONG A NONTANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 580.71 FEET, A DELTA ANGLE OF 44°21'48", A CHORD BEARING OF S67°53'25"E, AND A CHORD LENGTH OF 566.32 FEET; THENCE N89°55'41"E 350.16 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 29.99 FEET, AN ARC LENGTH OF 47.19 FEET, A DELTA ANGLE OF 90°09'27", A CHORD BEARING OF S45°00'34"E, AND A CHORD LENGTH OF 42.47

FEET; THENCE S00°03'11"W 513.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 721,760 SQUARE FEET OR 16.569 ACRES MORE OR LESS

[For Reference Purposes Only: a portion of Tax Parcel No. 07-20-200-003-0000]

SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, ENCUMBRANCES, EASEMENTS,
COVENANTS, AND OTHER MATTERS OF RECORD IN THE OFFICIAL REAL ESTATE
RECORDS OF SALT LAKE COUNTY, UTAH, AND ANY OTHER MATTERS WHICH MAY BE
DISCLOSED BY A PHYSICAL INSPECTION OR SURVEY OF THE SUBJECT PROPERTY.