

WARRANTY DEED

LITTLE RENO COMPANY, L.C. (a Utah limited liability company), Grantor, of Utah, hereby CONVEYS and WARRANTS to GRANTSVILLE HEIGHTS LLC, a Utah limited liability company, Grantee, of 2265 East Murray Holladay Road, Holladay, UT 84117 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Tooele County, State of Utah, to-wit:

Parcel No. 01-065-0-0001: The South half of the Northwest quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian.

(ALSO) Beginning at the North quarter corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, thence East 1440 feet to the West line of State Highway, thence South 39°38' East 1520 feet along right-of-way of Highway to the North line of property described in Book 135, Page 418, recorded in the office of the Tooele County Recorder, thence three courses around said property South 51°19" West 150 feet, thence South 320 feet, thence East 425 feet to the section line, thence South 125.843 feet to the North line of the Smith property, thence North 89°44'30" West 202 feet, thence South 756 feet, thence South 88°15' East 202 feet to the section line, thence South 16.5 feet to the East quarter corner of Section 35, thence West 2640 feet to the center of Section 35, thence North 2640 feet to the point of beginning.

EXCEPTING THEREFROM: Beginning 660 feet South and 330 feet East of the North quarter corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, thence East 990 feet, thence South 825 feet, thence West 660 feet, thence South 165 feet, thence West 330 feet, thence North 990 feet to the point of beginning.

EXCEPTING THEREFROM: Little Reno Estates, Phase 1, Recorded on April 20, 1999, in Book 564, Page 493 of the records of Tooele County, Utah.

Together with all improvements thereon and anywise appertaining thereto.

Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

WITNESS THE HANDS of said Grantor this 24th day of June, 2017.

LITTLE RENO COMPANY, L.C.

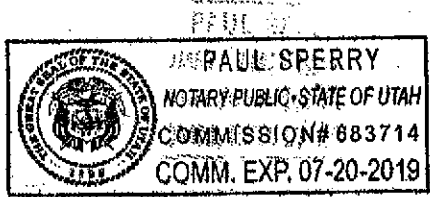
BY: ILA A. JOHANSON
ILA A. JOHANSON, Trustee of THE JOHANSON FAMILY TRUST, dated May 16, 2005, Member

BY: LUANNE A. NIELSEN
LUANNE A. NIELSEN, Trustee of THE RONALD AND LUANNE NIELSEN FAMILY TRUST, dated December 1, 2005, Member

STATE OF UTAH)
) : ss.
COUNTY OF JUAB)
) UTAH

On the 24th of June, 2017, before me, a Notary Public in and for the said state, appeared ILA A. JOHANSON, Trustees of THE JOHANSON FAMILY TRUST, dated May 16, 2005 and LUANNE A. NIELSEN, Trustees of THE RONALD AND LUANNE NIELSEN FAMILY TRUST, dated December 1, 2005, Members of LITTLE RENO COMPANY, L.C. (a Utah limited liability company) personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

[Signature]
Notary Public



LITTLE RENO COMPANY, L.C.

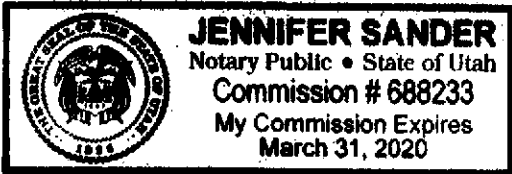
BY: Gayle A. Willis
GAYLE A. WILLIS, Member

STATE OF UTAH)
) : ss.
COUNTY OF WASHINGTON)

Js 28th
On the ^{28th} of June, 2017, before me, a Notary Public in and for the said state, appeared GAYLE A. WILLIS, Member of LITTLE RENO COMPANY, L.C. (a Utah limited liability company) personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Jennifer Sander

Notary Public



JUAB TITLE & ABSTRACT COMPANY
240 North Main, P.O. Box 246, Nephi, UT 84648
435-623-0387, Order No. 36491