

Mail Recorded Deed and Tax Notice To:
STS-Ironton, LLC,
259 South Riverbend Way, Suite 102
North Salt Lake, UT 84054



File No.: 103057-JVP

SPECIAL WARRANTY DEED

NewVistas Property Holdings, LLC, a Utah limited liability company who acquired title as NewVista Property Holdings, LLC, a Utah limited liability company

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

STS-Ironton, LLC, a Utah limited liability company, of North Salt Lake, Utah, with respect to an undivided 34% interest as a tenant in common and Jacob T. Ward and Marcie F. Ward, husband and wife as joint tenants with right of survivorship, of Riverton, Utah, with respect to an undivided 66% interest as a tenant in common

GRANTEE(S) of North Salt Lake, 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.: 35-070-0004 (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 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 1st day of June, 2018.

NewVistas Property Holdings, LLC, a Utah limited liability company

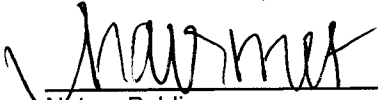
BY: 
Wendy Coplen
President and Manager

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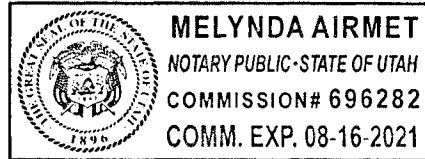
STATE OF UTAH

COUNTY OF SALT LAKE

On the 1st day of June, 2018, personally appeared before me Wendy Coplen, who acknowledged himself/herself to be the President and Manager of NewVistas Property Holdings, LLC, a Utah limited liability company, a limited liability company, and that he/she, as such President and Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



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EXHIBIT A

All of Lot 4A, PLAT "D", BILLINGS TECHNOLOGY PARK SUBDIVISION, Provo, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, recorded October 2, 1978 as Entry No. 39752, Map Filing #2211.