

Mail Recorded Deed and Tax Notice To:  
Vista Heights Investments Lot 2, LLC,  
259 Riverbend Way, Suite 102  
North Salt Lake, UT 84054



File No.: 105834-JVP

## SPECIAL WARRANTY DEED

**NewVistas 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

**Vista Heights Investments Lot 2, LLC, a Utah limited liability company, Kachina Sub, LLC, a Utah limited liability company and Diamond Coral, LLC, a Utah limited liability company**

**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.:** 47-344-0001, 47-344-0002 and 35-612-0002 (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 4th day of December, 2018.

NewVistas Property Holdings, LLC, a Utah limited liability company

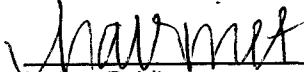
BY:   
Wendy Coplen  
President and Manager

File No. 105834-JVP

STATE OF UTAH

COUNTY OF UTAH

On the 4th day of December, 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



File No. 105834-JVP

**EXHIBIT A**

PARCEL 1:

Lot 2 of NEW VISTA SUBDIVISION PLAT "B", according to the official plat thereof, on file and of record in the Utah County Recorder's office, Utah County, Utah, recorded July 19, 2018 as Entry No. 67827:2018.

PARCEL 2:

Parcel 1 of NEW VISTA SUBDIVISION PLAT "B", according to the official plat thereof, on file and of record in the Utah County Recorder's office, Utah County, Utah, recorded July 19, 2018 as Entry No. 67827:2018.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Northeast quarter of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian, being further described as follows:

Beginning at a point being North 89°35'40" East 328.07 feet along the section line and South 2098.63 feet from the North quarter corner of said Section 20; thence North 22°01'50" West 843.93 feet; thence North 81°45'00" East 242.91 feet; thence South 24°21'00" East 651.88 feet; thence South 40°47'00" West 294.87 feet to the point of beginning.

PARCEL 3:

Lot 2, PLAT "A", AMENDED BIRKA POINTE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

WHEN RECORDED, MAIL TO:

Bennett Tueller Johnson & Deere, LLC  
Attention: Steven W. Bennett  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121

## WARRANTY DEED

Kachina Sub, LLC, a Utah limited liability company, "Grantor," for good and valuable consideration paid, hereby conveys and warrants to Vista Heights Investments Lot 2, LLC, a Utah limited liability company, "Grantee," all of Grantor's interest in the following described tracts of land in Utah County, State of Utah, together with all rights and privileges appurtenant thereto, to wit:

### Parcel 1:

Lot 1 of NEW VISTA SUBDIVISION PLAT "B", according to the official plat thereof, on file and of record in the Utah County Recorder's office, Utah County, Utah, recorded July 19, 2018 as Entry No. 67827:2018.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Northeast quarter of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian, being further described as follows:

Beginning at a point being North 89°35'40" East 328.07 feet along the section line and South 2098.63 feet from the North quarter corner of said Section 20; thence North 22°01'50" West 843.93 feet; thence North 81°45'00" East 242.91 feet; thence South 24°21'00" East 651.88 feet; thence South 40°47'00" West 294.87 feet to the point of beginning.

Parcel No. 47:344:0001 (for reference purposes only)

### Parcel 2:

Lot 2 of NEW VISTA SUBDIVISION PLAT "B", according to the official plat thereof, on file and of record in the Utah County Recorder's office, Utah County, Utah, recorded July 19, 2018 as Entry No. 67827:2018.

Parcel No. 47:344:0002 (for reference purposes only)

### Parcel 3:

Lot 2, Plat "A", AMENDED BIRKA POINTE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Parcel No. 35:612:0002 (for reference purposes only)

Subject to easements, covenants, conditions, restrictions, rights, rights of way and reservations appearing of record, and property taxes.

IN WITNESS WHEREOF, Grantor hereby executes this Warranty Deed as of April 30, 2019.

KACHINA SUB, LLC

By: [Signature]  
Brian D. Kellen, Manager

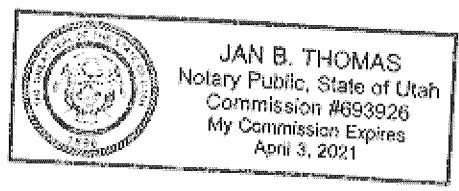
STATE OF UTAH

COUNTY OF Davis

On this 30th day of April 2019, Brian D. Kellen, known to me (or proved on the basis of sufficient identification) to be the manager of Kachina Sub, LLC, as Grantor under the foregoing instrument, personally appeared before me and acknowledged that he executed the same.

My Commission Expires: 4/3/21  
Residing In: Davis County

[Signature]  
Notary Public



WHEN RECORDED, MAIL TO:

Bennett Tueller Johnson & Deere, LLC  
Attention: Steven W. Bennett  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121

## WARRANTY DEED

Diamond Coral, LLC, a Utah limited liability company, Grantor, for good and valuable consideration paid, hereby conveys and warrants to Vista Heights Investments Lot 2, LLC, a Utah limited liability company, Grantee, all of Grantor's interest in the following described tracts of land in Utah County, State of Utah, together with all rights and privileges appurtenant thereto, to wit:

Parcel 1 of NEW VISTA SUBDIVISION PLAT "B", according to the official plat thereof, on file and of record in the Utah County Recorder's office, Utah County, Utah, recorded July 19, 2018 as Entry No. 67827:2018.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Northeast quarter of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian, being further described as follows:

Beginning at a point being North 89°35'40" East 328.07 feet along the section line and South 2098.63 feet from the North quarter corner of said Section 20; thence North 22°01'50" West 843.93 feet; thence North 81°45'00" East 242.91 feet; thence South 24°21'00" East 651.88 feet; thence South 40°47'00" West 294.87 feet to the point of beginning.

Parcel # 47:344:0001 (for reference purposes only)

Lot 2 of NEW VISTA SUBDIVISION PLAT "B", according to the official plat thereof, on file and of record in the Utah County Recorder's office, Utah County, Utah, recorded July 19, 2018 as Entry No. 67827:2018.

Parcel # 47:344:0002 (for reference purposes only)

Lot 2, PLAT "A", AMENDED BIRKA POINTE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Parcel # 35:612:0002 (for reference purposes only)

Subject to easements, covenants, conditions, restrictions, rights, rights of way and reservations appearing of record, and property taxes.

*[Remainder of page intentionally left blank; signature page to follow]*

In witness whereof, Grantor hereby executes this Warranty Deed as of May 16, 2019.

DIAMOND CORAL, LLC

By STS-Diamond, LLC, its manager

By: [Signature]  
Thomas D. Stuart, Manager

STATE OF UTAH

COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this 16 day of May, 2019, by Thomas D. Stuart, the manager of STS-Diamond, LLC, which is the manager of Diamond Coral, LLC, a Utah limited liability company.

[Signature]  
Notary Public

My Commission Expires: 4-3-21  
Residing In: DAVIS County

