

File # 77441

WARRANTY DEED

Auble Office Building LLC d/b/a Auble Office Building, LLC

GRANTOR(S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

Auble Office Building, LLC

GRANTEE(S), of 1134 E 300 N, American Fork, UT 84003

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in Salt Lake County, Utah:

See Attached Exhibit "A"

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

THE INTENT OF THIS DEED IS TO CORRECT ENTITY'S NAME.

TAX SERIAL NO. 14-017-0284

WITNESS our hands on this 12th day of September, 2019

Steve Davies
Auble Office Building LLC d/b/a Auble Office Building LLC
by Steve Davies

State of Utah)
County of Utah) SS:

On the 12th day of September, 2019 personally appeared before me Steve Davies

who being by me duly sworn did say, each for himself, that they are the members/managers of the **Auble Office LLC d/b/a Auble Office Building, LLC** a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

[Signature]
Notary Public

Commission expires: 10/20/20

Residing in: American Fork

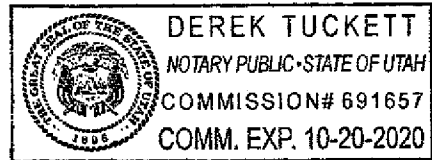


EXHIBIT "A"

BEGINNING AT A POINT 543.90 FEET SOUTH AND 1175.93 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS THE UTAH COUNTY COORDINATE SYSTEM); AND RUNNING THENCE SOUTH 165.00 FEET TO A POINT ON AN EAST-WEST FENCE; THENCE EAST 300.30 FEET ALONG SAID FENCELINE AND THE EXTENSION THEREOF; THENCE NORTH 165.00 FEET TO A 4 INCH DIAMETER IRON FENCE POST; THENCE WEST 300.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND, SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, FOR THE WIDENING OF THE EXISTING NORTH COUNTY BOULEVARD, KNOWN AS PROJECT NO. RD920. THE BOUNDARIES AS SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, SAID POINT ALSO BEING AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF NORTH COUNTY BOULEVARD (4650 WEST STREET) AND THE SOUTHERLY RIGHT OF WAY LINE OF 300 NORTH STREET WHICH POINT IS 543.90 FEET SOUTH AND 1,174.93 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 18; AND RUNNING THENCE EAST 86.18 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH $00^{\circ}10'18''$ WEST 2.66 FEET; THENCE SOUTH $65^{\circ}43'43''$ WEST 73.01 FEET; THENCE SOUTH $00^{\circ}08'35''$ WEST 132.33 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 19.29 FEET ALONG SAID SOUTHERLY BOUNDARY LINE; THENCE NORTH 165.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

A PERPETUAL EASEMENT, UPON PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, FOR THE PURPOSE OF CONSTRUCTING THEREON CUT AND/OR FILL SLOPES AND APPURTENANT PARTS THEREOF TO FACILITATE THE WIDENING OF THE EXISTING NORTH COUNTY BOULEVARD, KNOWN AS PROJECT NO. RD920. THE EASEMENT INCLUDES THE RIGHT TO MAINTAIN AND CONTINUE THE EXISTENCE OF SAID CUT AND /OR FILL SLOPES IN THE SAME GRADE AND SLOPE RATIO AS CONSTRUCTED BY UTAH COUNTY. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR, SUCCESSORS, HEIRS, AND ASSIGNS AND INCLUDES AND CONVEYS ALL RIGHTS OF GRANTOR TO CHANGE THE VERTICAL DISTANCE OR GRADE OF SAID CUT AND/OR FILL SLOPES, NOTWITHSTANDING, THE FORGOING HOWEVER, GRANTOR RETAINS THE RIGHT TO THE USE OF THE SURFACE OF THE EASEMENT. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID PROJECT, WHICH POINT IS 576.75 FEET SOUTH AND 1,195.55 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 18; AND RUNNING THENCE NORTH $65^{\circ}43'43''$ EAST 10.98 FEET; THENCE SOUTH $00^{\circ}08'35''$ WEST 136.84 FEET; THENCE WEST 10.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH $00^{\circ}08'35''$ EAST 132.33 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID PROJECT TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

A PARCEL OF LAND FOR PUBLIC ROADWAY PURPOSES INCIDENT TO THE FUTURE WIDENING OF 300 NORTH STREET, WHICH PARCEL IS PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, STATE OF UTAH, WHICH TRACT IS DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A 4-INCH DIAMETER IRON FENCE POST AS CALLED FOR IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 24812:2007 ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER, WHICH POST IS S00°25'18"E 543.92 FEET ALONG THE SECTION LINE AND EAST 1,472.23 FROM THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 21.26 FEET ALONG THE EAST BOUNDARY OF SAID ENTIRE TRACT; THENCE N89°49'42"W 253.70 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SR-129 (NORTH COUNTY BOULEVARD) AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NUMBER 45363:2011 ON FILE AT THE OFFICE OF THE UTAH COUNTY-RECORDER; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG SAID RIGHT OF WAY: (1) N65°43'43"E 43.40 FEET; (2) N00°10'18"E 2.66 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID ENTIRE TRACT; THENCE EAST 214.12 FEET ALONG SAID NORTH BOUNDARY TO THE POINT OF BEGINNING