

Vanguard Title Insurance Agency, LLC  
WHEN RECORDED RETURN TO MAILING ADDRESS  
Tioga Funding Real Estate Group, LLC  
947 South 500 East, Suite 100  
American Fork, UT 84003  
File No.: 20755-HP

**WARRANTY DEED**

GRANTOR(S): **Tingey Real Estate, LTD., a Utah Limited Partnership, formerly known as Tingey Real Estate, a Utah Limited Liability Partnership**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Tioga Funding Real Estate Group, LLC, a Utah Limited Liability Company**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Wasatch County**, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this **25th day of April, 2018**.

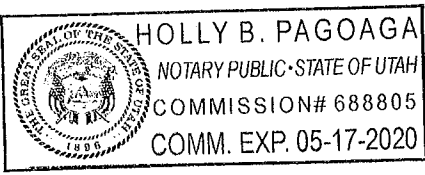
Tingey Real Estate, LTD., a Utah Limited Partnership, formerly known as Tingey Real Estate, a Utah Limited Liability Partnership

BY: Earl C. Tingey  
Earl C. Tingey, General Partner

State of Utah                 }  
   }ss.  
County of Utah               }

On this 20<sup>th</sup> day of April, 2018, personally appeared before me, Earl C. Tingey, who being by me duly sworn, did say, that he is a General Partner of Tingey Real Estate, LTD., a Utah Limited Partnership, formerly known as Tingey Real Estate, a Utah Limited Liability Partnership, and that the within and that the foregoing instrument was signed in behalf of said partnership by authority of statute and its partnership agreement, and the said Earl C. Tingey, duly acknowledged to me that said partnership executed the same.

Witness my hand and official seal.  
[Signature]  
Notary Public



## Exhibit "A"

## PARCEL 1:

Beginning at the East Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence North 89°55'02" West 1020.50 feet along a fence line; thence North 0°14'09" West 263.5 feet along a second fence line; thence South 89°55'03" East 1019.63 feet; thence South 0°25'29" East 263.5 feet along a third fence line to the point of beginning.

## Parcel 2:

Beginning at a point 62.5 rods West of the Northeast corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence West 17.5 rods; thence South 200 feet; thence West 40 rods; thence South 2440 feet; thence East 57.5 rods; thence North 160 rods to the place of beginning.

TOGETHER WITH an easement to access U.S. Highway 40, as recorded in Agreement, by and between L. C. Montgomery and Edna Montgomery and John N. Chapman, Linden Chapman, and Frank Chapman, recorded February 13, 1946, as Entry No. 69820, in Misc. Book 6, at Page 191, of Official Records.

LESS AND EXCEPTING THEREFROM Parcel 2 and the following 3 parcels of land:

Beginning at a point South 89°50'43" West 1031.25 feet along the Section Line (Basis of Bearing) from the Northeast Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence South 89°50'43" West 222.82 feet along the Section line to the Northwest corner of Grantors land; thence Southwesterly 33.20 feet along Grantor's West line and the arc of a 1240.11 foot radius curve to the left through a central angle of 3°00'08" (Chord bears South 6°09'16" West 33.20 feet); thence North 89°50'43" East 226.61 feet to the East line of Grantor land; thence North 0°24'16" West 33.00 feet to the North line of said Section 8 and the point of beginning.

Less: Beginning at a point in the Grantor's west boundary fence line, said point having State Plane coordinates of X = 2,027,328.57 and Y = 785,832.02 (Utah Central Zone), said point of beginning also being described as being situated 739.33 feet South and 3335.90 feet east of the brass capped Northwest corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence South 72°04'50" East 181.61 feet; thence South 76°43'09" East 135.68 feet to the centerline of the Humbug Canal; thence along said canal centerline South 32°37' West 31.79 feet; thence North 76°43'09" West 126.36 feet; thence North 72°04'50" West 173.09 feet to the grantor's west boundary fence line; thence along said fence line North 0°03' West 31.54 feet to the point of beginning. Basis of Bearing: Utah State Plane Coordinate System, Central Zone.

Less: Beginning at a point on the northerly boundary line of said entire tract, which point is Twelve Hundred Fifty-four and Seven Hundredths (1254.07) feet West from the Northeast corner of Section Eight (8), Township Four (4) South, Range Five (5) East, Salt Lake Base and Meridian; thence West Sixty-six and Seventy-nine Hundredths (66.79) feet along the northerly boundary line of said entire tract; thence South Two Hundred (200.00) feet; thence West Twenty-three and Seventy-four Hundredths (23.74) feet; thence along the westerly boundary the following 5 (five) courses: (1) South 23°27'12" West Sixty and Forty-three Hundredths (60.43) feet; (2) South 21°39'47" West One Hundred Sixteen and Eighty Hundredths (116.80) feet; (3) South 26°18'59" West One Hundred Thirty-one and Thirty-six Hundredths (131.36) feet; (4) South 31°12'07" West One Hundred Sixty-five and Sixty-two Hundredths (165.62) feet; (5) South 31°37'18" West Two Hundred Thirty-three and Ninety-eight Hundredths (233.98) feet; thence South 85°12'42" East Three Hundred Eighty-six and Sixty-five Hundredths (386.65) feet; thence North 00°05'41" West Six Hundred Fifty-three and Two Hundredths (653.02) feet; thence northeasterly One Hundred Forty-two and Nine Hundredths (142.09) feet along the arc of a Four Hundred Six and Twenty Hundredths (406.20) foot radius curve to the left (chord bears North 13°56'26" East One Hundred Forty-one and Thirty-seven Hundredths (141.37) feet to the point of tangency of a Twelve Hundred Forty and Eleven Hundredths (1240.11) foot radius curve to the right; thence Sixty-four and Ninety-eight Hundredths (64.98) feet along the arc of said curve to the point of beginning.

00-0012-1967 (Parcel 1) and 00-0020-8286 (Parcel 2)