

Mail Tax Notices to and
WHEN RECORDED RETURN TO:
Tioga Funding Real Estate Group, LLC
947 South 500 East #100
American Fork, UT 84003

QUIT CLAIM DEED

GRANTOR(S): MVC Construction Co. Inc.

hereby Quit Claims to:

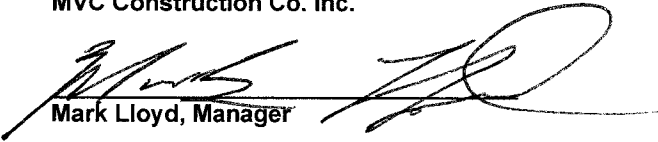
GRANTEE(S): Tioga Funding Real Estate Group, LLC, A Utah Limited Liability Company

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 attached Exhibit "A"

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 20 day of July, 2020.

MVC Construction Co. Inc.


Mark Lloyd, Manager

This Quit Claim Deed is given to release that Notice of Interest in Real Property dated June 18, 2020 and recorded June 18, 2020 as Entry No. 479509, in Book 1297, at Page 1138-1142, in the official records of Wasatch County

State of Utah }
 }ss.
County of Utah }

On this 20 day of July, 2020, personally appeared before me, Mark Lloyd, who being by me duly sworn, did say, that such person is the Manager of MVC Construction Co. Inc., a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its by-laws or by a resolution of its board of directors and that the said Mark Lloyd acknowledged to me that the said corporation executed the same.

Witness my hand and official seal.


Notary Public

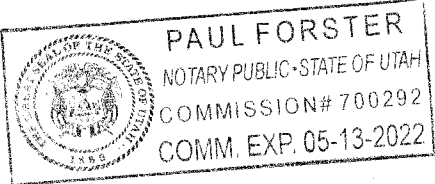


EXHIBIT A

Legal Description

PARCEL 1: Beginning at a point which is North 0°25'29" West 1164.21 feet from the East Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence South 89°51'48" West 1016.65 feet; thence North 0°14'09" West 160.0 feet along a fence line; thence North 89°15'48" East 1016.122 feet along a second fence line; thence South 0°25'29" East 160.0 feet along a third fence line to the point of beginning.

PARCEL 2: Beginning at a point being West 1031.25 feet from the Northeast Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; Thence South 1632.85 feet; Thence West 948.75 feet; Thence North 658.04 feet; Thence East 211.55 feet; Thence North 30°33'48" East 172.13 feet; Thence North 31°37'18" East 4.65 feet; Thence South 85°12'42" East 386.65 feet; Thence North 0°05'41" West 653.02 feet; Thence 142.09 feet along the arc of a 406.20 foot radius curve to the Left thru a central angle of 20°02'34" (Chord bears North 13°56'26" East 141.37 feet); Thence 64.98 feet along the arc of a 1240.11 foot radius curve to the Right thru a central angle of 3°00'09" (Chord bears North 5°24'55" East 64.98 feet); Thence East 222.82 feet to the Point 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 from the following 2 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.

ALSO LESS AND EXCEPTING: 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.

PARCEL 3:

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 4:

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 the following 5 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 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.

Also Less and Excepting from Parcel 2:

A Parcel of land described for the purpose of being dedicated to Heber City as a public road right-of-way, located in the northeast quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at point located S89°50'38"W 437.10 feet along the section line, and South 34.13 feet, from the found county monument for the Northeast corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence; S00°10'00"W 8.30 feet; thence S89°53'49"W 162.31 feet; thence S83°02'48"W 100.60 feet; thence S89°53'49"W 263.81 feet to the beginning of a tangent curve concave to the Southeast, having a radius of 30.00 feet; thence 47.15 feet along said curve through a central angle of 90°03'16", with a chord bearing and distance of S44°52'11" W 42.45 feet; thence S00°09'27"E 925.07 feet; thence S89°50'33" W 76.00 feet; thence N00°09'27"W 925.08 feet to the beginning of a tangent curve concave to the Southwest, having a radius of 30.00 feet; thence 47.12 feet along said curve through a central angle of 89°59'56", with a chord bearing and distance of N45°09'25"W 42.43 feet; thence S89°50'37"W 103.91 feet; thence N77°52'33"W 57.00 feet; thence N05°01'16"E 8.78 feet; thence N89°50'37"E 247.14 feet; thence N89°56'57"E 573.77 feet to the point of beginning.

Also Less and Excepting from Parcels 1-4:

A Parcel of land described for the purpose of being dedicated to Heber City as a public road right-of-way, located in the Northeast and Southeast quarters of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at point located S89°50'38"W 990.52 feet along the section line, and South 1,009.02 feet, from the found county monument for the Northeast corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence S00°09'27"E 1,147.42 feet; to the beginning of a tangent curve concave to the Northeast, having a radius of 800.00 feet; thence 332.16 feet along said curve through a central angle of 23°47'20", with a chord bearing and distance of S12°03'07"E 329.78 feet; to the beginning of a reverse curve, concave to the Southwest, having a radius of 1,338.00 feet; thence 555.53 feet along said curve through a central angle of 23°47'20", with a chord bearing and distance of S12°03'07"E 551.55 feet; thence S00°09'27"E 687.32 feet to the beginning of a tangent curve concave Northeasterly having a radius of 13.00 feet; thence 20.38 feet along said curve through a central angle of 89°50'33", with a chord bearing and distance of S45°04'44"E 18.36 feet; thence East 753.31 feet to the beginning of a tangent curve concave to the Northeast, having a radius of 13.00 feet; thence 20.46 feet along said curve through a central angle of 90°10'17", with a chord bearing and distance of N44°54'51 "E 18.41 feet; thence East 12.00 feet; thence S00°05'21"E 84.00 feet; thence West 12.00 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 13.00 feet, and to which point a radial line bears S89°49'43"W thence 20.38 feet along said curve through a central angle of 89°49'43", with a chord bearing and distance of N45°05'09"W 18.36 feet; thence West 753.21 feet to the beginning of a tangent curve concave to the Southeast having a radius of 13.00 feet; thence 20.46 feet along said curve through a central angle of 90°09'27", with a chord bearing and distance of S44°55'16"W 18.41 feet; thence S89°50'33"W 76.00 feet; thence N00°09'27"W 771.32 feet to the beginning of a tangent curve concave to the Southwest having a radius of 1,262.00 feet; thence 523.98 feet along said curve through a central angle of 23°47'20", with a chord bearing and distance of N12°03'07"W 520.22 feet; to the beginning of a reverse curve concave to the Northeast having a radius of 876.00 feet; thence 363.71 feet along said curve through a central angle of 23°47'20", with a chord bearing and distance of N12°03'07"W 361.10 feet; thence N00°09'27"W 1,147.42 feet; thence N89°50'33"E 76.00 feet to the point of beginning.

Tax Parcel No.: 00-0020-8278, 00-0021-2375, 00-0012-1967, 00-0020-8286, 00-0021-2375, 00-0021-4420, 00-0021-4423, 00-0021-4424, 00-0021-4425, 00-0021-4426, 00-0021-4427, 00-0021-4422, 00-0021-4428, 00-0021-4429, 00-0021-4430, 00-0021-4431, 00-0021-4432 and 00-0021-4433