

Mail Recorded Deed and Tax Notice To:
Ivory Ridge C-Store, LLC
3401 N. Center Street, Suite 300
Lehi, Utah 84043

SPECIAL WARRANTY DEED

IVORY RIDGE C-STORE, LLC, a Utah limited liability company

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

IVORY RIDGE C-STORE, LLC, a Utah limited liability company

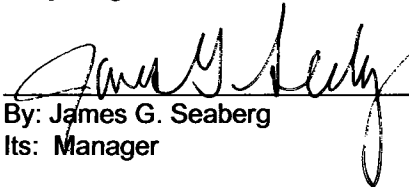
GRANTEE(S) of Salt Lake City, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See attached Exhibit A

Parcel No. 42:057:0001 and 42:057:0002

Dated this 23 day of July, 2020.

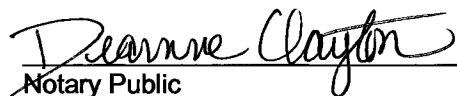
Ivory Ridge C-Store, LLC


By: James G. Seaberg
Its: Manager

State of Utah

County of Salt Lake

On the 23 day of JULY, 2020, personally appeared before me James G. Seaberg, who acknowledged himself to be the Manager of Ivory Ridge C-Store, LLC, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Operating Agreement and that said James G. Seaberg, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

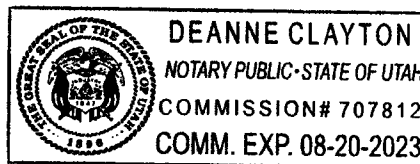


Exhibit A

All of Lot 1 and a portion of Lot 2, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder, more particularly described as follows:

Beginning at a point on the Northerly line of Lot 2, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder, located North 1,374.25 feet and West 257.26 feet from the West 1/4 Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: S0°05'38"E along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 33); thence South 191.18 feet to the North line of Bull River Road; thence along said road the following six (6) courses: 1) N85°14'47"W 47.68 feet; 2) along the arc of a curve to the right with a radius of 322.00 feet a distance of 100.84 feet through a central angle of 17°56'39" Chord: N76°16'27"W 100.43 feet to a point of compound curvature; 3) along the arc of a curve to the right having a radius of 87.00 feet a distance of 61.20 feet through a central angle of 40°18'29" Chord: N47°08'51"W 59.95 feet; 4) N26°59'33"W 52.03 feet; 5) along the arc of a curve to the left having a radius of 148.00 feet a distance of 160.64 feet through a central angle of 62°11'28" Chord: N58°05'11"W 152.87 feet; 6) N89°10'51"W 48.06 feet; thence N00°04'56"W 9.05 feet; thence S87°54'17"E 390.74 feet to the point of beginning.

Contains: 40,215 square feet or 0.92 acres+/-

A portion of Lot 2, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder, more particularly described as follows:

Beginning at a point on the Northerly line of Lot 2, PLAT "A" IVORY RIDGE, according to the Official Plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the Office of the Utah County Recorder, located North 1,374.25 feet and West 257.26 feet from the West 1/4 Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: S0°05'38"E along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 33); thence S87°54'17"E along the Northerly line of said Lot 220.27 feet to the Westerly line of Center Street; thence S00°33'35"E along said street 161.20 feet; thence along the arc of a curve to the right with a radius of 26.00 feet a distance of 41.08 feet through a central angle of 90°31'39" Chord: S44°42'14"W 36.94 feet to the Northerly line of Bull River Road; thence along said street the following three (3) courses: 1) S89°58'04"W 102.19 feet; 2) along the arc of a curve to the right with a radius of 972.00 feet a distance of 81.19 feet through a central angle of 04°47'09" Chord: N87°38'22"W 81.16 feet; 3) N85°14'47"W 12.47 feet; thence North 191.18 feet to the point of beginning.

Contains: 42,042 square feet or 0.97 acres+/-