

WHEN RECORDED, MAIL TO:

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

Tax Serial Nos:
08-057-0040, 08-057-0053, 08-057-0046,
08-057-0015, and 08-057-0045

WARRANTY DEED

THIS WARRANTY DEED is made and given by CCP Farmington, LLC, a Utah limited liability company now known as Stay Farmington, LLC, with an address of 259 South Riverbend Way, Suite 102, North Salt Lake, Utah 84054 ("**Grantor**"), to Stay Farmington, LLC, with an address of 259 South Riverbend Way, Suite 102, North Salt Lake, Utah 84054 ("**Grantee**").

For valuable consideration, Grantor hereby conveys and warrants to Grantee the real property situated in Davis County, State of Utah described on Exhibit A attached hereto and incorporated herein.

DATED the 27th day of April 2018.

CCP FARMINGTON, LLC
(now known as Stay Farmington, LLC)

By: [Signature]
Thomas D. Stuart, Manager

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On April 27, 2018, before me, a notary public in and for the State of Utah, personally appeared Thomas D. Stuart, who by me duly sworn did say that he is a manager of CCP Farmington, LLC (now known as Stay Farmington, LLC), that the foregoing instrument was signed on behalf of said company.

[Signature]
Notary Public

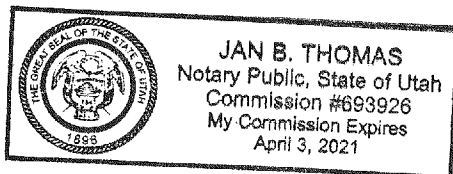


EXHIBIT A

LEGAL DESCRIPTION

PARCEL NO. 2 (PART OF VH-UTa4):

A 2 ROD STRIP OF GROUND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°52' EAST 627.82 FEET (NORTH 89°52' EAST 632.88 FEET OF RECORD) ALONG THE QUARTER SECTION LINE AND NORTH 00°13'11" EAST 566.23 FEET (NORTH 562.32 FEET OF RECORD) FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WESTERLY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, AND RUNNING THENCE NORTH 89°46'49" WEST 82.55 FEET (WEST OF RECORD) TO THE EAST LINE OF AN EXISTING ROAD; THENCE SOUTH 00°13'11" WEST 33.00 FEET (SOUTH OF RECORD) ALONG THE SAID EAST LINE; THENCE SOUTH 89°46'49" EAST 105.69 FEET (EAST OF RECORD) TO THE WESTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTH 34°42'24" WEST 40.25 FEET (NORTH 34°40' WEST 40.123 FEET OF RECORD) TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0040

PARCEL NO. 4 (VH-UTa3, VH-UTa5, VH-UTa6 and VH-UTa7):

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 14 IN TOWNSHIP 3 NORTH, RANGE I WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE 1525 WEST STREET AND THE SOUTH LINE OF THE ABANDONED OREGON SHORT LINE RAILROAD RIGHT-OF-WAY SAID POINT IS SOUTH 89°49'51" WEST 112.21 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AND NORTH 00°41'10" EAST 512.82 FEET COINCIDENT WITH SAID WEST RIGHT OF-WAY LINE FROM THE CENTER QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND THENCE COINCIDENT WITH THE ABANDONED OREGON SHORT LINE RAILROAD RIGHT-OF-WAY SOUTH 70°34'11" EAST 60.82 FEET TO THE POINT OF BEGINNING FOR THE BOUNDARY LINE AGREEMENT FILED IN BOOK 2435 PAGE 640; THENCE NORTH 00°13'11" EAST 28.55 FEET; THENCE NORTH 06°35'33" WEST 120.70 FEET; THENCE NORTH 00°05'55" EAST 520.46 FEET TO A POINT 50.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTER LINE OF THE UNION PACIFIC RAILROAD; THENCE COINCIDENT WITH SAID LINE THE FOLLOWING 3 COURSES: (1) THENCE NORTH 50°36'19" WEST 161.86 FEET (2) SOUTH 39°24'28" WEST 49.99 FEET AND (3) NORTH 50°36'13" WEST 457.57 FEET TO A POINT OF NON-TANGENCY OF A 225.03 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 44°15'25" EAST; THENCE SOUTHWESTERLY 16.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'55"; THENCE SOUTH

41°33'09" WEST 655.95 FEET TO A POINT OF TANGENCY OF A 1,630.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 1,028.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°08'21"; THENCE COINCIDENT WITH THE EAST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD PROPERTY SOUTH 34°42'24" EAST 796.68 FEET TO THE WEST LINE OF THE PROPERTY PREVIOUSLY KNOWN AS THE HESS PROPERTY NOW OWNED BY WOODSIDE HOMES; THENCE COINCIDENT WITH SAID PROPERTY'S WEST AND NORTHERLY LINES THE FOLLOWING 3 COURSES: (1) NORTH 00°13'11" EAST 663.34 FEET, (2) NORTH 89°53'15" EAST 1,268.31 FEET, (3) SOUTH 70°14'11" EAST 63.76 FEET TO SAID WEST RIGHT-OF-WAY LINE OF THE 1525 WEST STREET; THENCE COINCIDENT WITH SAID LINE NORTH 00°41'10" EAST 21.63 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0053

PARCEL NO. 5 (VH-UTa9):

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°49'51" WEST 897.80 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 AND NORTH 00°10'09" WEST 1147.79 FEET FROM THE CENTER QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND THENCE NORTH 29°58'50" WEST 316.29 FEET; THENCE NORTH 41°33'09" EAST 313.04 FEET TO A POINT OF NON-TANGENCY OF A 673.28 FEET RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 45°41'48" EAST; THENCE NORTHEASTERLY 71.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'24" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE COINCIDENT WITH SAID LINE SOUTH 50°36'13" EAST 293.56 FEET TO A POINT OF NON-TANGENCY OF A 225.03 FEET RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 44°15'25" EAST; THENCE SOUTHWESTERLY 16.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°11'55"; THENCE SOUTH 41°33'09" WEST 479.15 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0046

PARCEL NO. 6 (VH-UTa1):

BEGINNING AT A POINT 1.66 CHAINS WEST OF THE CENTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 7.47 CHAINS, MORE OR LESS, TO THE SOUTHERLY LINE OF THE OLD ABANDONED O.S.L RAILROAD RIGHT OF WAY, THENCE WEST 20.12 CHAINS, MORE OR LESS, TO THE WEST LINE OF THE GRANTORS LAND, THENCE SOUTH 621.88 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE D&RGW RAILROAD RIGHT OF WAY, THENCE SOUTH 34°40' EAST 363.0 FEET, MORE OR LESS, TO A POINT 6.59 CHAINS SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID

SECTION 14, THENCE EAST 1115.0 FEET, MORE OR LESS, TO THE WEST LINE OF A ROAD; THENCE NORTH 434.94 FEET, MORE OR LESS, ALONG SAID ROAD TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0015

PARCEL NO. 7 (VH-UTa8):

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14 IN TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF THE JAMES T. WORKMAN SURVEY OF THE NORTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID CORNER BEING SOUTH 00°03'58" EAST 757.69 FEET (SOUTH 11.48 CHAINS BY RECORD) COINCIDENT WITH THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND THENCE COINCIDENT WITH THE NORTH AND WEST LINES OF TRACT 3A OF THE SURVEY PERFORMED BY CORNERSTONE AND FILED AT THE DAVIS COUNTY SURVEYOR'S OFFICE WITH A FILE NUMBER OF 003288-D THE FOLLOWING 7 COURSES: NORTH 89°46'56" WEST 105.41 FEET SOUTH 00°13'11" WEST 111.51 FEET TO THE EAST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD PROPERTY, SOUTH 34°42'22" EAST 622.12 FEET, NORTH 55°17'36" EAST 20.00 FEET, SOUTH 37°57'24" EAST 63.42 FEET, SOUTH 89°46'49" EAST 13.91 FEET, AND SOUTH 34°42'24" EAST 402.49 FEET; THENCE CONTINUING COINCIDENT WITH THE EAST LINE OF SAID RAILROAD PROPERTY NORTH 89°46'49" WEST 63.41 FEET; THENCE SOUTH 34°42'24" EAST 235.63 FEET TO A POINT OF NON-TANGENCY OF A 1,430.00 FOOT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 14°25'17" WEST; THENCE NORTHEASTERLY 849.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°01'34"; THENCE NORTH 41°33'09" EAST 694.59 FEET TO A POINT OF NON-TANGENCY OF A 673.28 FOOT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 45°41'48" EAST; THENCE NORTHEASTERLY 71.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'24" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, THENCE COINCIDENT WITH SAID LINE NORTH 50°36'12" WEST 171.61 FEET TO THE SOUTHERLY LINE OF THE RELOCATED SHEPARD LANE RIGHT-OF-WAY AS REFERENCED IN SAID TRACT 3A OF THE CORNERSTONE SURVEY; THENCE COINCIDENT WITH SAID SOUTHERLY LINE THE FOLLOWING 5 COURSES: (1) SOUTH 62°34'40" WEST 133.36 FEET TO A POINT OF NON-TANGENCY OF A 632.96 FOOT RADIUS CURVE TO THE RIGHT OF WHICH THE RADIUS POINT BEARS NORTH 27°25'20" WEST, (2) WESTERLY 563.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°00'07", (3) NORTH 71°30'01" WEST 113.83 FEET, (4) NORTH 47°12'05" WEST 107.81 (5) NORTH 50°55'20" WEST 61.96 FEET TO THE SOUTH LINE OF THE LEE ANN EVANS TRUST PARCEL AS RECORDED IN BOOK 531 PAGE 776; THENCE COINCIDENT WITH SAID SOUTH LINE NORTH 89°46'54" WEST 814.29 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 08-057-0045