RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: Canyon Gate LLC 5284 S. Commerce Drive, Suite C274 Murray, Utah 84107

ENT 42838: 2018 PG 1 of 2

Jeffery Smith

Utah County Recorder

2018 May 08 12:53 PM FEE 12.00 BY MG

RECORDED FOR Stewart Title Insurance Agency of Utah

ELECTRONICALLY RECORDED

Tax I.D. - part of 38-512-0002

OHS9-31352

SPECIAL WARRANTY DEED

For good and valuable consideration, WDG Spanish Fork, LLC, a Utah limited liability company (the "Grantor"), located and having a mailing address at 1178 W. Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, hereby CONVEYS AND WARRANTS against all those claiming by, through or under said Grantor, but not otherwise, to Canyon Gate LLC, a Utah limited liability company (the "Grantee"), located and having a mailing address at 5284 S. Commerce Drive, Suite C-274, Murray, Utah 84107, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Utah County, Utah, as more particularly described as follows (the "Property"):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT BEING A PART OF LOT 2 OF EAST BENCH COMMERCIAL SUBDIVISION, RECORDED DECEMBER 6, 2016 AS ENTRY NO. 122351:2016 AT THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING 203.42 FEET SOUTH 00°24'38" EAST ALONG THE SECTION LINE AND EAST 522.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28, AND RUNNING THENCE SOUTH 55°07'00" EAST 402.55 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 34°53'00" WEST 301.79 FEET; THENCE SOUTH 76°19'11" WEST 108.37 FEET; THENCE SOUTH 89°34'28" WEST 48.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 00°24'38" WEST 503.79 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING

The Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS SPECIAL WARRANTY DEED. SUBJECT FURTHER TO ALL ENCUMBRANCES OF RECORD, ALL BUILDING CODES AND OTHER APPLICABLE LAWS, ORDINANCES AND GOVERNMENTAL REGULATIONS AFFECTING THE PROPERTY AND ALL OTHER MATTERS REASONABLY IDENTIFIABLE FROM AN INSPECTION OR SURVEY OF THE PROPERTY. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

Grantee acknowledges the Easements With Covenants and Restrictions Affecting Land, dated December 6, 2016 and recorded on February 7, 2017 as Entry Number 13238:2017 in the Office of the Utah County Recorder (the "ECRs") and takes the Property subject to the ECRs. Neither Grantee nor Grantee's successors, assigns or legal representatives, lessees, or sublessees, shall conduct or permit conduct on the Property, and the Property shall never be used in violation of the ECRs.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its representative thereto duly authorized as of the day and year first above written.

GRANTOR:

WDG Spanish Fork, LLC a Utah limited liability company

By: Millcreek Partners, LLC

Its: Manager

By: Teton Land Company, L.L.C.

Its: Manager

By: Spencer H. Wright

Its: Manager

STATE OF UTAH) ss. COUNTY OF DAVIS

On May 7, 20 16 before me, the undersigned, personally appeared Spencer H. Wright, the manager of Teton Land Company, L.L.C, the manager of Millcreek Partners, LLC, the manager of WDG Spanish Fork, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by the signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

NOBALEE RHOADES Notary Public . State of Utah Commission # 678303 COMM. EXP. 08-04-2018

(SEAL)

Notary Public in and for said the State of Utah.

Residing at Layton, Utah

My Commission Expires: 8-4-18