

When recorded return to:
Ventures Partners, LLC
1676 Progress Way
Tooele, UT 84074

Order Number: 20392287



Warranty Deed

Won Trust, LLC, a Utah limited liability company, Grantor,

of 918 South 4000 West, Syracuse, UT 84075, hereby conveys and warrants to

DRP Management, Inc - 32.52% and A W Hardy Family Investments LTD - 32.52% and Ventures Partners, LLC 18.70% and MJS Real Properties, LLC – 16.26%, Grantee

of 579 Spruce Glen Salt Lake City, UT 84107, for the sum of Ten Dollars and No Cents (\$10.00), the following described tract of land in Tooele County, Utah, to wit:

Parcel 1:

All of Lot 4, Ashlynn Meadows Minor Subdivision.

Less and excepting the following:

Boundary Description 17 Lot Parcel

A parcel of land, situate in the Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located South 89° 42' 29" West 202.53 feet along the Quarter Section line and North 106.01 feet to and along the past line of the Little Reno Estates Subdivision, as recorded April 20, 1999 under Entry No. 129819 in Book 564 at Page 493 in the Tooele County Recorder's Office, from the East Quarter Corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running: thence North 579.22 feet; thence East 100 feet; thence North 114.26 feet; thence Northwesterly 17.15 feet along the arc of a 15.00 foot radius tangent curve to the left (center bears West and the long chord bears North 32° 45' 40" West 16.23 feet, through a central angle of 65° 31' 20"), to the South line of Clarke Street; thence Southeasterly 89.28 feet along the arc of a 292.00-foot radius non-tangent curve to the left (center bears North 24° 28' 40" East and the long chord bears South 74° 16' 51" East 88.93 feet, through a central angle of 17° 31' 03"), along said South line; thence Southwesterly 25.38

feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 6°57'37" West and the long chord bears South 48°28'49" West 22.46 feet, through a central angle of 96°57'37"); thence South 107.17 feet; thence East 103.70 feet; thence South 560.07 feet to the North line of Main Street; thence North 89°53'05" West 61.86 feet along said North line; thence South 89°42'29" West 201.84 feet to the Point of Beginning.

Parcel 2:

A parcel of land, situate in the Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located South 89°42'29" West 202.53 feet along the Quarter Section line and North 106.01 feet to and along the East line of the Little Reno Estates Subdivision, as recorded April 20, 1999 under Entry No. 129819 in Book 564 at Page 493 in the Tooele County Recorder's Office, from the East Quarter Corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running: thence North 579.22 feet; thence East 100.00 feet; thence North 114.26 feet; thence Northwesterly 17.15 feet along the arc of a 15.00 foot radius tangent curve to the left (center bears West and the long chord bears North 32°45'40" West 16.23 feet, through a central angle of 65°31'20"), to the South line of Clarke Street; thence Southeasterly 89.28 feet along the arc of a 292.00-foot radius non-tangent curve to the left (center bears North 24°28'40" East and the long chord bears South 74°16'51" East 88.93 feet, through a central angle of 17°31'03"), along said South line; thence Southwesterly 25.38 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 6°57'37" West and the long chord bears South 48°28'49" West 22.46 feet, through a central angle of 96°57'37"); thence South 107.17 feet; thence East 103.70 feet; thence South 560.07 feet to the North line of Main Street; thence North 89°53'05" West 61.86 feet along said North line; thence South 89°42'29" West 201.84 feet to the Point of Beginning.

Tax Parcel No. 16-082-0-0005 and 16-082-0-0006

Subject to Easement, Restriction, Encumbrances and Rights of Way of Record, and Taxes for the year 2020 and thereafter

Remainder of page intentionally left blank.

Dated: February 4, 2021

Won Trust, LLC, a Utah limited liability company

By: [Signature]
Doug Wilcox, Member

By: [Signature]
Josh Adams, Member

HLB Enterprises, Member

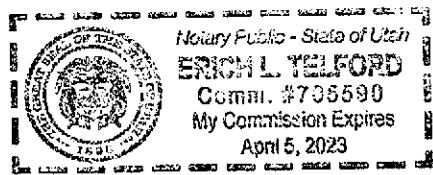
By: [Signature] Date: 2-5-2021
Jon Hasebi, its Manager

State of Utah, County of Salt Lake, ss.

On this 5 day of February 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Doug Wilcox, known or identified to me to be a Member of the Won Trust, LLC, a Utah limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Won Trust, LLC, a Utah limited liability company and that such Won Trust, LLC, a Utah limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for Utah
Residing In: Salt Lake
My Commission Expires: 4/5/2023

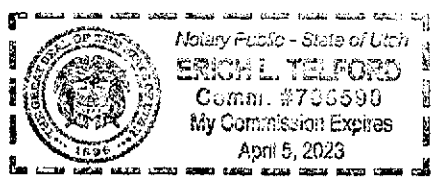


State of Utah, County of Salt Lake, ss.

On this 5 day of February 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Josh Adams, known or identified to me to be a Member of the Won Trust, LLC, a Utah limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Won Trust, LLC, a Utah limited liability company and that such Won Trust, LLC, a Utah limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

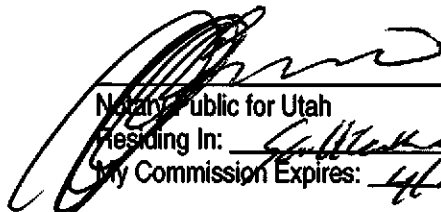
[Signature]
Notary Public for Utah
Residing In: Salt Lake
My Commission Expires: 4/5/2023



State of Utah, County of Salt Lake, ss.

On this 5 day of February 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jon Hasebi, known or identified to me to be the Manager of HLB Enterprises, a Member of Won Trust, LLC, a Utah limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said HLB Enterprises a Member of Won Trust, LLC, a Utah limited liability company and that such Won Trust, LLC, a Utah limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for Utah
Residing In: Salt Lake
My Commission Expires: 4/5/2023

