

Mail Recorded Deed and Tax Notice To:
STS-Connection LLC, a Utah limited liability company
259 South Rivrbend Way, Suite 102
North Salt Lake, UT 84054



File No.: 104384-JVP

SPECIAL WARRANTY DEED

NewVistas Property Holdings, LLC, a Utah limited liability company who erroneously acquired title as NewVista Property Holdings, LLC, a Utah limited liability company
GRANTOR(S) of Provo, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
STS-Connection LLC, a Utah limited liability company

GRANTEE(S) of North Salt Lake, 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 EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 35-288-0006 and 47-224-0002 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 24th day of August, 2018.

NewVistas Property Holdings, LLC, a Utah limited liability company

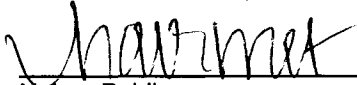
BY: Wendy Coplen
Wendy Coplen
President and Manager

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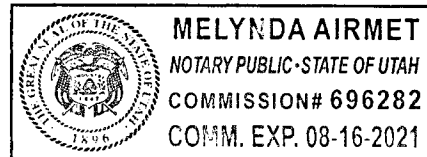
STATE OF UTAH

COUNTY OF SALT LAKE

On the 24th day of August, 2018, personally appeared before me Wendy Coplen, who acknowledged himself/herself to be the President and Manager of NewVistas Property Holdings, LLC, a Utah limited liability company, a limited liability company, and that he/she, as such President and Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



File No. 104384-JVP

EXHIBIT A

PARCEL 1:

A portion of Lot 2, PLAT "H", BILLINGS TECHNOLOGY PARK SUBDIVISION (Including an Amendment and Vacation of Lots 1, 2 & 3, Billings Technology Park Plat "A"), according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded December 20, 1996 as Entry No. 102561:1996, more particularly described as follows:

Commencing at the Westerly most point of Lot 2, Plat "H", Billings Technology Park Subdivision, said point being South 39.02 feet and East 489.13 feet from the North quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along said lot line North 47°53'42" East 150.69 feet; thence South 41°32'59" East 99.883 feet; thence South 47°48'33" West 151.311 feet; thence North 41°11'44" West 100.118 feet to the point of beginning.

PARCEL 2:

Lot 2, PLAT "A", NOVATEK SUBDIVISION, Provo, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded January 31, 2003 as Entry No. 15505:2003.