

Mail Recorded Deed and Tax Notice To:  
Grand Vista Associates of Payson, L.L.C.  
7213 S. Perth Way  
Aurora, CO 80016

ENT 72529:2020 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2020 May 28 02:47 PM FEE 70.00 BY MA  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 106552-LKF

---

## SPECIAL WARRANTY DEED

Payson-Utah II Associates, a Washington Limited Partnership

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

Grand Vista Associates of Payson, L.L.C., a Utah limited liability company

**GRANTEE(S)** of Payson, 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.:** 08-078-0006 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this May 13, 2020.

Payson-Utah II Associates, a Washington Limited Partnership

BY: [Signature]

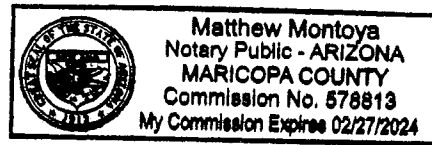
Terry Campbell, General Manager

STATE OF ARIZONA

COUNTY OF MARICOPA

On the 13<sup>th</sup> day of May, 2020, personally appeared before me Terry Campbell, who being by me duly sworn did say that he is the General Manager of Payson-Utah II Associates, a Washington Limited Partnership, and acknowledged that he signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.

[Signature]  
Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Commencing 443.66 feet North along the West line of 700 East Street from the Southeast corner of Block 9, Plat "K", Payson City Survey of Building Lots; thence North 89°50'51" West 466.27 feet to the East line of 600 East Street; thence North 00°06'48" East 200.00 feet along the East line of 600 East Street to the South line of Highway 91; thence South 89°50'51" East 465.87 feet along the South line of Highway 91 to the West line of 700 East Street; thence South 200.00 feet to the point of beginning.

Being also described by Survey as follows:

A portion of the Southwest quarter of Section 9, Township 9 South, Range 2 East, Salt Lake Base and Meridian, located in Payson, Utah, more particularly described as follows:

Beginning at a point described as being located by deed as North 443.66 feet along the West line of 700 East Street from the Southeast corner of Block 9, Plat "K", Payson City Survey of Building Lots, located by Survey as North 89°56'54" West along the section line 309.39 feet and North 873.92 feet from the South quarter corner of Section 9, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°35'30" West (deed: North 89°50'51" West) along the North side of a chain link fence line 466.27 feet (deed: 466.27 feet) to Easterly line of 600 East Street; thence North 00°25'00" East (deed: North 00°06'48" East) along said street 209.20 feet (deed: 200.00 feet) to the Southerly line of 100 North Street (State Road 198); thence South 89°48'30" East (deed: South 89°50'51" East) along said street 465.11 feet (deed: 465.87 feet) to the Westerly line of said 700 East Street; thence South 00°06'00" West (deed: South) 210.97 feet (deed: 200.00 feet) to the point of beginning.

Tax Id No.: 08-078-0006