

File No. 86218



SPECIAL WARRANTY DEED

TRAVELAND, LLC

a limited liability company organized and existing under the laws of the State of Utah
grantor, with its principal office at the State of Utah, hereby CONVEYS and WARRANTS only as
against all claiming by, through or under it to

MMB2 LLC, a Utah limited liability company

grantee of 485 North Bear Lake Boulevard, Garden City, UT 84028
for the sum of TEN DOLLARS and other good and valuable consideration the following described tract
of land in Rich County, State of Utah.

See Attached Exhibit A Legal Description
Tax Roll No. 41-20-000-0063

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized
managing member, this February 28, 2017

TRAVELAND, LLC

By: Steven P. Knapp
STEVEN P. KNAP, Manager

By: Susan E. Knapp
SUSAN E. KNAP, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah)
 SS
County of Davis)

On the 28 day of February, 2017 personally appeared before me **STEVEN P. KNAP and SUSAN E. KNAP** who being by me duly sworn did say, each for himself, that they are the Managers of TRAVELAND, LLC , a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Heather H. Thompson
Notary Public
Commission expires: 8-11-2019
Residing in: Layton, UT

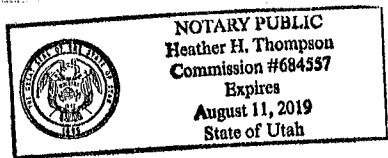


EXHIBIT A
Legal Description

Part of the Northeast Quarter of Section 20, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows:

Beginning North 89°59'15" West along the North line of said Northeast Quarter, 36.91 feet of the Northeast Corner of said Section 20; and thence South 03°18'52" East along the West right of way line of 300 West street; 393.49 feet; thence North 89°49'27" West 1056.84 feet (West 990.00 feet by record to the East bank of a canal and the East line of FOOTHILL ESTATES SUBDIVISION as recorded in the office of the Rich County Recorder; thence Northeasterly along the Bank of said canal in the following 7 courses: 1) North 17°36'08" East, 112.07 feet; 2) North 21°00'04" East 129.98 feet; 3) North 47°20'08" East 64.15 feet; 4) North 58°22'11" East 104.49 feet; 5) North 74°16'46" East 71.60 feet; 6) South 86°50'58" East 40.81 feet; 7) North 66°48'18" East 117.10 feet to the North line of the Northeast Quarter of said Section 20; thence South 89°59'15" East 600.17 feet to the beginning.

Together with a right of way described as follows: A 16 foot right of way ingress and egress, described as follows: Beginning at a point 10 feet South 17.5 chains East of the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, and running thence West 1626 feet, more or less to the East line of the above described parcel; thence South 16 feet; thence East 1626 feet, more or less to the West line of a Garden City Street; thence North 16 feet to the place of beginning.

Subject to a 15 foot wide right of way along an existing driveway 7.5 feet on both sides of the following described centerline; beginning North 89°59'15" West, 36.91 feet and South 03°18'52" East, 16.95 feet of the Northeast Corner of Section 20, Township 14 North, Range 5 East of the Salt Lake Base and Meridian; and thence North 89°27'50" West, 211.50 feet; thence 93.60 feet along a curve to the left with a radius of 125.00 feet, included angle of 42°54'13" and a long chord that bears South 69°05'03" West, 91.43 feet; thence South 47°37'56" West, 45.75 feet; thence 115.86 feet along a curve to the right with a radius of 175.00 feet; included angle of 37°56'02" and a long chord that bears South 66°35'57" West, 113.76 feet to the East boundary of the property being accessed by this right of way and the point of termination.

Less and Excepting therefrom the following: Part of the Northeast Quarter of Section 20, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows: Beginning North 89°59'15" West along the North line of the Northeast Quarter of said Section 20, 637.08 feet of the Northeast Corner of said Section 20 said point being on the East line of a canal; and thence South 89°59'15" East, 264.79 feet; thence South 00°00'45" West, 73.01 feet to the North line of a private right of way; thence 107.74 feet along a curve to the right, with a radius of 150.00 feet, included angle of 41°09'15" and a long chord that bears South 69°26'07" West, 105.44 feet; thence South 00°00'45" West, 24.00 feet; thence North 89°59'15" West, 187.66 feet; thence North 00°00'45" East, 124.82 feet to the East bank of a canal; thence North 66°48'18" East along said canal, 23.48 feet to the beginning.

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Less and Excepting therefrom any portion of the above described property lying within the bounds of 300 West Street.

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