Recorded at the Request of: South Eastern Utah Title Company Order No. 86,001-C Mail Tax Notice To: Corner Coffee & Tea, LLC

980 Drexel Street Price, Utah 84501

WARRANTY DEED

18

ED HOWA AND WILMA HOWA, husband and wife, as joint tenants

Grantors of Helper, State of Utah, hereby CONVEYS and WARRANTS to

CORNER COFFEE & TEA, LLC A Utah Limited Liability Company

of Price, State of Utah, Grantee for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Carbon County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT 'A'

Subject to easements, reservations, restrictions and taxes however evidenced.

Witness the hand of said grantors, this day of October, 2019

Wilma Howa

Ed Howa

STATE OF UTAH

} SS.

COUNTY OF CARBON {

day of October, 2019, personally appeared before me, On the Ed Howa and Wilma Howa, the signers of the within instrument who duly acknowledged to me that they executed the same.

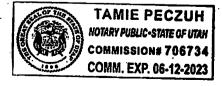


EXHIBIT 'A'

Beginning at a point 80 feet East of the Northwest corner of Lot 3, Block 27, Price Townsite Survey, and running thence South 99 ½ feet; thence East 6 feet; thence South 15 feet; thence East 40 feet; thence North 114 ½ feet; thence West 46 feet to the place of beginning.

TOGETHER with a Right of Way for ingress and egress, as originally conveyed in the Grant of Right of Way recorded on July 22, 1922 in Book 3-H at Page 11, and in the Deeds recorded on April 17, 1923 in Book 5-I at Pages 509 & 510, and in the Deed recorded on May 26, 1923 in Book 5-J at Page 2, as follows:

Beginning at a point 115 feet and 8 inches South of the Northwest corner of Lot 3, Block 27, Price Townsite Survey; and running thence East 80 feet; thence North 1 foot and 2 inches; thence East 46 feet; thence South 10 feet; thence West 126 feet; thence North 8 feet and 10 inches, more or less to the point of beginning.

Tax Parcel No.: 01-0307-0000