

When Recorded mail to:
LeMonds Holdings, LLC
700 16th Street
Denver, CO 80202

AFT NO: 20539-14

ENT 24174:2014 PG 1 of 2
Jeffery Smith
Utah County Recorder
2014 Apr 11 03:47 PM FEE 12.00 BY EO
RECORDED FOR Affiliated First Title Company
ELECTRONICALLY RECORDED

Space above this line for recording data.

WARRANTY DEED

SN Properties, LC

GRANTOR(S)

of Provo, County of Utah, State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

LeMonds Holdings, L.L.C., a Utah limited liability Company

GRANTEE(S)

of Provo, County of Utah, STATE OF UTAH for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,

the following described tract(s) of land in *Utah* County, State of Utah:

Commencing at the Southwest Corner of Block 36, Plat "B", PROVO CITY SURVEY OF BUILDING LOTS; thence North 41.25 feet; thence East 100.00 feet; thence North 43.75 feet; thence East 33.00 feet; thence South 85.00 feet; thence West 133.00 feet to the point of beginning.

05-036-0022

SUBJECT TO: **Permitted Exceptions as shown on Exhibit "A"**

WITNESS, the hand(s) of said Grantor(s), on 04/08/14.

Signed in the Presence of

SN Properties, LC

By: *Richard Page Nielsen*
Richard Page Nielsen, manager

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On 04/08/14 personally appeared before me Richard Page Nielsen, who being by me duly sworn did say that he is the manager of SN Properties, LC, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and duly acknowledged to me that said Limited Liability Company executed the same.

Teresa Donaldson
Notary Public

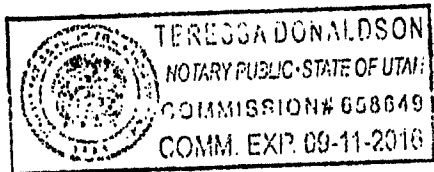


Exhibit "A"

1. General Property Taxes for the year 2014 a lien not yet due and payable. General Property Taxes for the year 2013 are paid. Tax Serial No. 05-036-0022.
2. Subject land lies within the boundaries of Provo City (801) 852-6800, and all service districts pertaining thereto, and is subject to any and all charges and assessments levied thereunder.
3. Rights-of-way for any roads, ditches, canals, or transmission lines now existing over, under or across said property.
4. Resolution 2004-67, to create Provo, Utah Central Business Economic Development District, and any charges and assessments levied thereunder, recorded May 20 2004, as Entry No. 57919:2004, Utah County Recorder's Office, Utah.
5. Matters that would be disclosed by examination of a certified survey, i.e., encroachments, fence lines, discrepancies in boundaries, and any claims thereunder. The Company requires a certified survey in order to remove this exception from any proposed policy; including but not limited to any documentation required to create common boundaries should deficiencies exist.
6. Canopy/Marquee License Agreement, whereas T.R.R. Enterprises was granted a conditional use permit to extend a canopy/marquee over a portion of the public sidewalk along University Ave. and 200 North, recorded April 22, 2009, Utah County Recorder's Office, Utah.