

When recorded, please return to:

Woodtusk II L.L.C.  
c/o Woodbury Corporation  
2733 East Parleys Way, Suite 300  
Salt Lake City, Utah 84109  
Attn: Office of General Counsel

**SPECIAL WARRANTY DEED**

CATANIA SFH, LLC, a Utah limited liability company, grantor, of 3340 North Center Street, Lehi, Utah 84043, hereby conveys and warrants against all who claim by, through, or under the grantor to WOODTUSK II L.L.C., a Utah limited liability company, grantee, of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, for the sum of ten dollars, the following described tract of land in Utah County, Utah, to wit:


See **Exhibit "A"** attached hereto and incorporated herein;

together with all improvements thereon, and all rights, privileges, easements, tenements and appurtenances belonging to such property, except for and subject to all matters of record.

Witness the hand of said grantor this May 5, 2018.

Grantor:

**CATANIA SFH, LLC, a Utah limited liability company**

By:   
Its Authorized Agent Rick Lifferth  
Authorized Agent

[Acknowledgment follows on the next page]

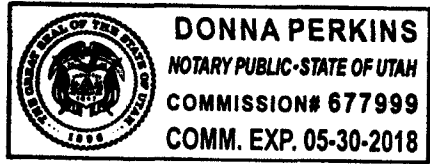
102491-ETF

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On the 5 day of May 2018, before me personally appeared Rebekah Liffenthal, to me personally known to be Authorized Agent of CATANIA SFH, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its governing documents.

Donna Perkins  
Notary Public



**EXHIBIT "A"****Parcel 3: (18:056:0018)**

Commencing at a point 213 feet North 88°56' West along the Quarter Section line and 33 feet South from the East Quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 140 feet; thence North 88°58' West 92 feet; thence North 140 feet; thence South 88°58' East 92 feet to the place of beginning.

**Parcel 4: (18:056:0019)**

Beginning at a point 354.4 feet along the quarter section line North 88°58' West and 33.0 feet South from the East quarter corner of Section 23, Township 6 South, Range 2 East of the Salt Lake Base and Meridian; thence North 88°58' West 95.0 feet; thence South 140.00 feet; thence South 88°58' East 95.0 feet; thence North 140.00 feet to the point of beginning.

**Parcel 6: (18:056:0022)**

Commencing at a point 305 feet North 88°58' West along the quarter section line and 173 feet South from the East quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 86.73 feet; thence South 88°55' East 136 feet; thence North 86.73 feet; thence North 88°55' West 136 feet to the place of beginning.

**Parcel 7: (18:056:0023)**

Commencing at a point 305 feet North 88°58' West along the quarter section line and South 343.73 feet from the East quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°58' East 136 feet; thence South 84 feet; thence North 88°58' West 136 feet; thence North 84 feet to the place of beginning.

**Parcel 9: (18:056:0028)**

Beginning at a point 355 feet along one quarter section line bearing North 88°55' West and 343.73 feet along the West side of 750 East Street, Orem, Utah, bearing South 00°03' West from the East one quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°03' West 84 feet; thence North 88°55' West 142 feet; thence North 00°03' East 84 feet; thence South 88°55' East 142.0 feet to the point of beginning.

**Parcel 12: (18:056:0038)**

Commencing at a point 33 feet South 00°03' West along the section line and 123 feet North 88°55' West from the East quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°03' West 140 feet; thence North 88°55' West 90 feet; thence North 00°03' East 140 feet; thence South 88°55' East 90 feet to the place of beginning.

**Parcel 14: (18:056:0103)**

Commencing South 254.66 feet and West 354.21 feet from the East quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°10'00" East 84 feet; thence North 89°10'55" West 138.57 feet; thence North 00°22'37" West 42.64 feet; thence North 89°31'34" West 3.27 feet; thence North 00°10'00" West 41.38 feet; thence South 89°10'55" East 142 feet to the point of beginning.

Together with and Less and Excepting all portions conveyed in Boundary Line Agreement recorded on August 19, 1996, as Entry No. 67778, in Book 4048, at Page 122 of Official Records.

When recorded, please return to:

Woodtusk II L.L.C.  
c/o Woodbury Corporation  
2733 East Parleys Way, Suite 300  
Salt Lake City, Utah 84109  
Attn: Office of General Counsel

**SPECIAL WARRANTY DEED**

UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, grantor, of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, hereby conveys and warrants against all who claim by, through, or under the grantor to WOODTUSK II L.L.C., a Utah limited liability company, grantee, of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, for the sum of ten dollars, the following described tract of land in Utah County, Utah, to wit:

See **Exhibit "A"** attached hereto and incorporated herein;

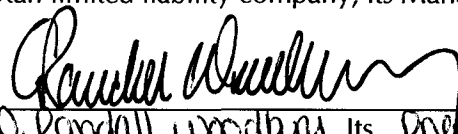
together with all improvements thereon, and all rights, privileges, easements, tenements and appurtenances belonging to such property, except for and subject to all matters of record.

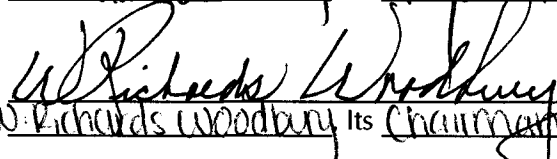
Witness the hand of said grantor this June 4th, 2018.

Grantor:

**UNIVERSITY MALL SHOPPING CENTER, L.C.,  
a Utah limited liability company**

By: WOODBURY MANAGEMENT COMPANY, L.C.,  
a Utah limited liability company, Its Manager

By:   
O. Randall Woodbury, Its President

By:   
W. Richards Woodbury, Its Chairman

[Acknowledgments follow on the next page]

102491-ETF

ACKNOWLEDGMENTS

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On the 1<sup>st</sup> day of May 2018, before me personally appeared O. Randall Woodbury, to me personally known to be a Manager of WOODBURY MANAGEMENT COMPANY, L.C., a Utah limited liability company, known to be the Manager of UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its governing documents.



Tiffany Steele  
Notary Public

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On the 2<sup>nd</sup> day of May 2018, before me personally appeared W. Richards Woodbury, to me personally known to be a Manager of WOODBURY MANAGEMENT COMPANY, L.C., a Utah limited liability company, known to be the Manager of UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its governing documents.



Tiffany Steele  
Notary Public

*[Handwritten marks]*

**EXHIBIT "A"**

Parcel 2: (18:056:0017)

Commencing 449.4 feet North 88°58' West 33 feet South from the East Quarter Corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 88°58' West 89.5 feet; thence South 140 feet; thence South 88°58' East 89.5 feet; thence North 140 feet to beginning.

Parcel 5: (18:056:0020)

Commencing 355 feet North 88°55' West along the quarter Section Line and 173 feet South 0°03' West from the East quarter corner of Section 23, Township 6 South, Range 2 East of the Salt Lake Base and Meridian; thence South 0°03' West 86.73 feet; thence North 88°55' West 142 feet; thence North 0°03' East 86.73 feet; thence South 88°55' East 142 feet to the place of beginning.

Parcel 10: (18:056:0029)

Beginning at a point in the East line of 750 East Street, Orem, Utah, said point being North 88°55' West 305 feet along the Quarter Section line and South 0°03' West 259.73 feet from the East Quarter Corner of Section 23, Township 6 South, Range 2 East of the Salt Lake Base and Meridian; thence South 88°55' East 136 feet; thence South 0°03' West 84 feet; thence North 88°55' West 136 feet; thence North 0°03' East 84 feet to the point of beginning.

Parcel 13: (18:056:0099)

Beginning at a point 355 feet along the quarter section bearing North 88°55' West and 427.73 feet along the West side of 750 East Street, Orem, Utah, bearing South 0°03' West from the East quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°03' West 204.0 feet; thence North 88°55' West 142.0 feet; thence North 0°03' East 204.0 feet; thence South 88°55' East 142.0 feet to the point of beginning.

Less and excepting therefrom the following described property:

Commencing at a point located South 0°12'36" East along the Section Line 20.38 feet and West 631.95 feet from the East quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°35'48" West 272.50 feet; thence South 89°31'34" East along a fence line 141.91 feet; thence South 00°22'37" East partially along a fence line 481.97 feet; thence North 89°23'45" West along a fence line 172.53 feet; thence North 00°06'48" East along a fence line 481.54 feet; thence North 00°35'48" East 272.28 feet; thence East 26.50 feet to the point of beginning.

Parcel 18: (18:056:0119)

Commencing 305 feet North 88°58' West along quarter Section line and South 427.73 feet from the East quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°58' East 200.11 feet; thence South 00°11'32" East 84.01 feet; thence North 88°58' West 64.39 feet; thence South 5 feet; thence North 88°58' West 136 feet; thence North 00°03'00" West 89 feet to beginning.

Parcel 19: (18:056:0133)

Commencing at a point 538.9 feet North 88°58' West along one quarter Section line and 33 feet South from the East Quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 88°58' West 94.91 feet; thence South 0°53' West 139.91 feet; thence South 88°58' East 97.01 feet; thence North 140 feet to the place of beginning.

Less and Excepting therefrom the following described property conveyed to Orem City that certain Quit Claim Deed recorded January 10, 2002, as Entry No. 3384:2002, more particularly described as follows:

Commencing at a point which is 619.40 feet North 89°11'14" West along the Quarter Section line and 33.00 feet South from the East Quarter corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian, to the point of beginning; thence North 89°11'14" West 14.28 feet; thence South 0°39'46" West 19.67 feet; thence along a curve to the right; the radius is 26.00 feet, the arc length is 7.44 feet, the chord bearing is North 14°52'17" East, the chord length is 7.42 feet; thence North 45°41'38" East 17.61 feet to the point of beginning.

Parcel 20: (57:078:0017)

Lot 16B, University Mall Uplace Aston Court Subdivision, according to the official plat thereof, recorded September 15, 2014, as Entry No. 65749:2014 and Map Filing No. 14361, in the office of the Utah County Recorder.

Parcel 21: (57:078:0018)

Lot 18A, University Mall Uplace Aston Court Subdivision, according to the official plat thereof, recorded September 15, 2014, as Entry No. 65749:2014 and Map Filing No. 14361, in the office of the Utah County Recorder.



When Recorded send copy to:  
Grantee WOODTUSK II L.L.C  
Address 2733 East Parleys Way Suite 300  
Salt Lake City, Utah 84109

**QUIT CLAIM DEED**

ENT 56743:2018 PG 1 of 1  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Jun 19 8:34 am FEE 0.00 BY BA  
RECORDED FOR OREM CITY CORPORATION

The City of Orem, a municipal corporation organized and existing under the laws of the State of Utah, with it's principal office located at 56 North State, Orem, Utah, **GRANTOR**, does hereby Quit Claim to WOODTUSK II L.L.C, a Utah limited liability company, **GRANTEE**, of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109 for the sum of Ten Dollars and other valuable consideration, a parcel of real property located in the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., Utah County, State of Utah, and having an approximate street address of 875 S 700 East in Orem Utah, and more particularly described as follows:

Beginning at a point being South 00°12'36" East, along the section line, 32.02 feet and South 89°47'24" West, 304.95 feet from the East Quarter Corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 00°12'43" East, 479.23 feet to the north line of Lot 16B, University Mall Uplace Aston Court; thence along the line of said Lot 16B North 89°10'35" West, 52.47 feet; thence North, 479.20 feet; thence South 89°10'43" East, 50.69 feet to the point of beginning.

Contains: 24,715 Sq. Ft. or .5674 Acres.


Basis of Bearing is South 00°12'36" East, along the section line from the East Quarter Corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

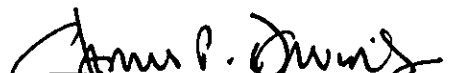
RESERVING unto the Grantor, its successors and assigns, a Public Utility Easement for the construction, installation, maintenance, operation, repair and upgrade of public utilities (including but not necessarily limited to water, sewer, gas, electricity, storm water, telephone, cable, street lighting etc.) over, under, across and through the entire 24,175 square feet of the above-described property.

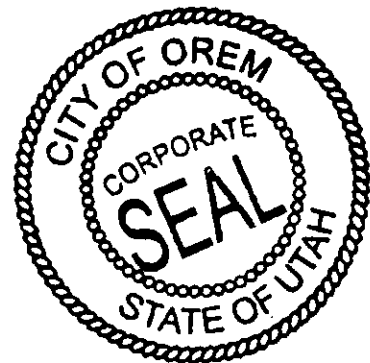
WITNESS the hand of said Grantor, this 18 day of June, 2018

Attest:

City of Orem, by

  
JoD Ann Bates, City Recorder

  
James P. Davidson, City Manager



Mail Recorded Deed and Tax Notice To:  
Woodtusk II L.L.C., a Utah limited liability company  
2733 East Parleys Way, Suite 300,  
c/o Woodbury Corporation  
Salt Lake City, UT 84109



File No.: 110146-CAF

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## SPECIAL WARRANTY DEED

City of Orem, a municipal corporation and political subdivision of the State of Utah

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

Woodtusk II L.L.C., a Utah limited liability company

**GRANTEE(S)** of Salt Lake City, 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.:** 18-056-0037, 18-056-0026, 18-056-0118 and 18-056-0016 (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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.



Dated this 14<sup>th</sup> day of ~~June~~ <sup>August</sup>, 2019.

City of Orem, a municipal corporation and political subdivision of the State of Utah

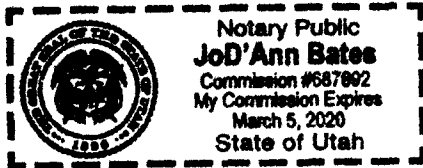
By: *James P. Davidson*  
James P. Davidson, City Manager

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 14<sup>th</sup> of ~~June~~ <sup>August</sup>, 2019 by James P. Davidson, Manager for the City of Orem, a municipal corporation and political subdivision of the State of Utah.

*JoD'Ann Bates*  
Notary Public



**EXHIBIT A**  
**Legal Description**

A parcel of land situate in the Northeast quarter of the Southeast quarter of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian, in the City of Orem, Utah County, Utah.

The boundaries of said parcel are more particularly described as follows:

Beginning at a point 114.66 feet North 89°10'43" West along the quarter section line and 49.90 feet South from the East quarter corner of said Section 23 (Note: Basis of Bearing is South 00°12'36" East along the section line between the East quarter corner and Southeast corner of said Section 23) and running thence South 377.92 feet; thence North 88°58'00" West 54.48 feet to a Westerly boundary line of that certain parcel of land conveyed to City of Orem as recorded in the office of the Utah County Recorder as Entry No. 32083:1997; thence along the Westerly boundary of said City of Orem parcel the following three (3) courses and distances: 1. North 00°00'01" West 255.31 feet, 2. South 88°54'58" East 46.00 feet, 3. North 00°02'56" East 122.62 feet; thence South 89°10'43" East 8.38 feet to the point of beginning.