

WHEN RECORDED, RETURN TO:

Gabe and Rose Company LLC
1146 W 800 S
Payson, Utah 84651

Tax Parcel Nos.: See Exhibit A

#150558-BHP
#41-736-0001

(Space above for Recorder's use only.)

SPECIAL WARRANTY DEED

MRP PAYSON, LLC ("Grantor"), a Utah limited liability company with an address of 3100 Pinebrook Road, Suite 2600 A, Park City, Utah 84098, for Ten Dollars and other good and valuable consideration hereby conveys and warrants, against all claiming by, through or under it, to GABE AND ROSE COMPANY LLC, a Utah limited liability company ("Grantee") with an address of 1146 W 800 S, Payson, Utah 84651, the real property located in Utah County, State of Utah and described below (the "Property"):

[See Exhibit A attached hereto and incorporated herein by this reference]

SUBJECT TO all easements, rights-of-way and other matters of record and matters in law or in equity, including those matters of record set forth on Exhibit B attached hereto and incorporated herein by reference.

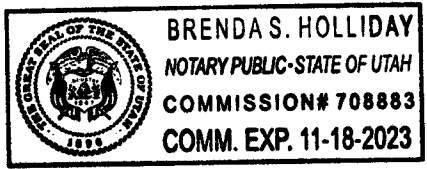
IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 23rd day of November 2021.

MRP PAYSON, LLC
a Delaware limited liability company

By: [Signature]
Name: Matt McWhirter
Its: Manager

STATE OF Utah)
County of Salt Lake)
ss.

~~Not~~ The foregoing instrument was acknowledged before me this 23rd day of November 2021, by ~~Not~~ the Manager of MRP PAYSON, LLC, a Utah limited liability company Matt McWhirter



[Signature]
NOTARY PUBLIC
Residing in Salt Lake City, Utah

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Legal Description of Property

The "Property" referred to on the foregoing Special Warranty Deed is located in Wasatch County, State of Utah, and is more particularly described as follows:

Beginning at a point on the South Line of Lot 1, HENLINE SUBDIVISION, PLAT "B", which point lies South 898.24 feet and West 926.66 feet from the East 1/4 Corner of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence along the boundaries of said Lot 1 the following three (3) courses to wit: (1) North 89°52'37" West 67.74 feet, (2) North 1°05'57" West 138.61 feet, (3) North 88°54'03" East 67.72 feet; thence South 1°05'57" East 140.05 feet to the point of beginning.

EXHIBIT B

TO

SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes for the year 2021, now a lien, not yet due and payable.
2. Charges and assessments of Payson City, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, South Utah Valley Animal Special Service District, Utah Valley Dispatch Special Service District.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Plat "B", Henline Subdivision, recorded August 19, 2010 as Entry No. 69722:2010.
6. Reciprocal Easement and Parking Agreement by and between Jian Xiang Family, L.L.C., a Utah limited liability company, Jian Cheng Luo, and Mei Xing Luo, as individuals and D & D Developers, LLC, a Utah limited liability company, recorded September 3, 2010 as Entry No. 75047:2010.
7. Water Dedication Agreement Among Strawberry Water Users Association, Strawberry High Line Canal Co, The City of Payson, and Jian Cheng & Mei Xing Luo recorded September 10, 2013 as Entry No. 86583:2013.
8. Reciprocal Cross Access Easement recorded March 25, 2014 as Entry No. 19478:2014.

* * *