

WHEN RECORDED, MAIL TO:

Wagstaff Investments, LLC
3115 West 2100 South
West Valley City, Utah 84119

Tax Parcel No. 58-038-0054, 58-035-0105
FATCO NCS-977903

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, with an address of 51 S. Main Street, Suite 301, Salt Lake City, Utah 84111, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to WAGSTAFF INVESTMENTS, LLC, a Utah limited liability company, as Grantee, with an address of 3115 West 2100 South, West Valley City, Utah 84119, the real property located in Utah County, Utah, described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) to the fullest extent allowable under applicable law, all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the date of its recording.

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: *R. Steven Romney*
Name: R. Steven Romney
Its: President

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

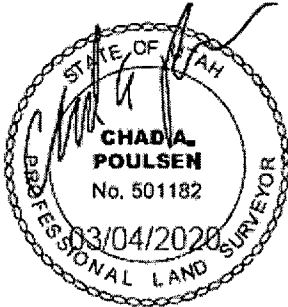
On this 25 day of March, 2020, before me personally appeared R. Steven Romney, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.

Marilyn F. Nielson
Notary Public



Exhibit A

(Property Legal Description)



LEGAL DESCRIPTIONS
 PREPARED FOR
HOLIDAY OIL
 SARATOGA SPRINGS, UTAH
 (February 18, 2020)

NEW PARCEL NO. 58:038:0058 AFTER THE ADJUSTMENT

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 2253.53 FEET AND NORTH 2135.77 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°27'10"W 291.88 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING THREE (3) COURSES: N1°18'07"E 26.96 FEET; THENCE N0°11'59"E 303.53 FEET; THENCE N0°36'45"W 132.75 FEET; THENCE EAST 293.33 FEET; THENCE S0°12'42"W 466.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.11 ACRES

Cked by JJB 18 March 2020