

Mail Recorded Deed and Tax Notice To:
Mountain Vista Partners, LLC, a Utah limited liability company
3421 South Sierra Vista Way
Provo, UT 84606



File No.: 102675-JVP

SPECIAL WARRANTY DEED

Redevelopment Agency of Provo City Corporation who acquired title as Provo City Redevelopment Agency, as their interest may appear
GRANTOR(S) of Provo, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
Mountain Vista Partners, LLC, a Utah limited liability company

GRANTEE(S) of North Salt Lake, 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.: 46-934-0001 and 23-001-0172 (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 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 8th day of November, 2018.

Redevelopment Agency of Provo City Corporation
who acquired title as Provo City Redevelopment
Agency

BY: _____

A handwritten signature in black ink, appearing to read "Michelle Kaufusi", written over a horizontal line.


Michelle Kaufusi
Chief Executive Officer

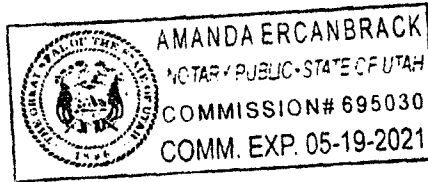
File No. 102675-JVP

STATE OF UTAH

COUNTY OF UTAH

On the 8th day of November, 2018, personally appeared before me Michelle Kaufusi, who being by me duly sworn did say that (s)he is the Chief Executive Officer of Redevelopment Agency of Provo City Corporation who acquired title as Provo City Redevelopment Agency, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Chief Executive Officer acknowledged to me that said corporation executed the same.


Notary Public



File No. 102675-JVP

EXHIBIT A

Proposed Lot 1, MOUNTAIN VISTA BUSINESS CENTER PLAT "H" AMENDED, a Commercial Subdivision, being more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Sierra Vista Way, said point being South 00°41'57" East 684.91 feet along the section line and West 63.32 feet from the West quarter corner of Section 21, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 60°32'54" East 550.24 feet; thence South 37°32'10" East 71.00 feet; thence South 40°59'25" East 481.99 feet; thence South 60°31'37" West 260.48 feet; thence South 60°33'52" West 278.68 feet; thence South 35°35'51" East 79.34 feet; thence South 18°25'26" West 83.92 feet; thence South 68°06'38" West 41.50 feet to the Easterly right-of-way line of Sierra Vista Way; thence along the said right-of-way line of Sierra Vista Way the following four (4) courses: (1) thence 115.31 feet along the arc of a 538 foot radius curve to the left thru a central angle of 12°17'00" (chord bears North 28°01'46" West 115.09 feet); (2) thence North 34°10'10" West 268.20 feet; (3) thence 79.58 feet along the arc of a 972 foot radius curve to the right thru a central angle of 04°41'00" (chord bears North 31°49'25" West 79.56 feet); (4) thence North 29°28'41" West 210.44 feet to the point of beginning.