

WHEN RECORDED, PLEASE RETURN TO:

PARSONS BEHLE & LATIMER
One Utah Center
201 South Main Street, Suite 1800
Post Office Box 45898
Salt Lake City, Utah 84145-0898
Attention: Brian P. Rosander

PLEASE SEND ALL TAX NOTICES TO GRANTEE
AT THE ADDRESS PROVIDED BELOW

Space above for County Recorder's Use

Tax Parcel I.D. Number – 02:012:0025

SPECIAL WARRANTY DEED

MOUNTAIN AMERICA FEDERAL CREDIT UNION, a Utah non-profit corporation, doing business as “Mountain America Credit Union” (“Grantor”), having a corporate office address of 7181 South Campus View Drive, West Jordan, Utah 84084, hereby **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, to **CALVARY HOLDINGS, LLC**, a Utah limited liability company (“Grantee”), having a business address of 340 East State Road, American Fork, Utah 84003, for the sum of Ten Dollars and No/100 (\$10.00), that certain real property located in the City of American Fork, County of Utah, State of Utah, being more particularly described on Exhibit “A” attached hereto and made a part hereof (the “Property”).

SPECIFICALLY INCLUDING, the following (i) any and all rights, privileges, easements, tenements, hereditaments, rights-of-way, and appurtenances that belong or appertain to the Property or are owned by or run in favor of Grantor, including, without limitation, any and all rights to minerals, oil, gas, hydrocarbon substances, and other materials or substances on and under the Property, as well as any and all development rights and approvals, air rights, water, water rights, and water shares or stock that pertain to or are associated with the Property, and (ii) any and all buildings, structures, parking areas, paved areas, landscaped areas (including, without limitation, any and all plants, trees, shrubbery, and other landscaping improvements), fixtures, and other improvements located on the Property, including, without limitation, any apparatus, equipment, and appliances used in connection with the use, operation, maintenance, and occupancy of the Property, such as all electrical, mechanical, plumbing, and heating and air conditioning systems and facilities used to provide any utility, refrigeration, ventilation, garbage disposal, or other services on the Property.

SUBJECT TO ONLY THOSE MATTERS as set forth on Exhibit “B” attached hereto and made a part hereof (collectively, the “Permitted Exceptions”).

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 13 day of December, 2013, by an individual duly authorized to execute the same on behalf of Grantor.

GRANTOR:

MOUNTAIN AMERICA FEDERAL CREDIT UNION,
a Utah non-profit corporation

By: [Signature]
Print Name: Steve Call
Title: VP CRE + Facilities

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC:

STATE OF UTAH)
)
) :ss.
COUNTY OF davis)

The foregoing instrument was acknowledged before me this 13 day of December, 2013, by Steve Call, the V.P. of Mountain America Federal Credit Union, a Utah non-profit corporation, doing business as "Mountain America Credit Union", on behalf of the Grantor.

[Signature]
NOTARY PUBLIC
Residing at: davis

My Commission Expires: 5.12.17

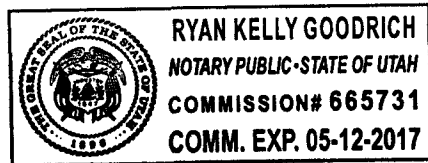


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

The real property referenced in the foregoing Special Warranty Deed as the "Property" is located in the City of American Fork, County of Utah, State of Utah and is more particularly described as follows:

Beginning at a point in a fence line which is located North 00°14'43" East parallel to the monument line 230.73 feet from the Southeast corner of Lot 3, Block 1, Plat "A", American Fork City Survey of Building Lots, said point also being located South 89°18'04" East along the monument line 388.69 feet and North 00°41'43" East parallel to the monument line 263.73 feet from the monument located at the intersection of 200 South and 300 East streets; thence North 89°04'33" West along a fence line and extension thereof 190.99 feet to a fence line; thence the following five courses and distances along said fence: North 01°06'36" East 145.90 feet, North 00°50'14" East 241.86 feet, North 89°26'43" West 36.00 feet, North 03°52'38" East 76.13 feet and North 87°00'00" West 134.75 feet to the right of way line of 300 East Street; thence along said right-of-way line North 00°41'43" East 83.69 feet to the right-of-way line of State Road 89; thence South 73°13'25" East along said right-of-way line 370.18 feet; thence South 00°41'43" West parallel to monument line 451.01 feet to the point of beginning.

The following is provided for information purposes only:

Property Information: Consisting of approximately 2.38 gross acres.
Assigned Street Address: 338-360 East State Road, American Fork, Utah 84003.
Parcel Identification Number: 02:012:0025

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

The Property is conveyed to Grantee subject to only the following Permitted Exceptions:

1. Right-of-Way Easement in favor of the Mountain States Telephone and Telegraph Company, recorded September 28, 1927, as Entry No. 8431:1927.
2. Easement in favor of Utah Power and Light Company, recorded October 5, 1961, as Entry No. 13075, in Book 884, at Page 373.
3. Easement in favor of Utah Power and Light Company, recorded October 5, 1961, as Entry No. 13076, in Book 884, at Page 374.
4. Real property taxes and assessments for the year 2014 and all periods thereafter; including taxes or assessments which are not yet shown as existing liens by the records of any taxing authority that levies taxes or assessments on the Property.