

WHEN RECORDED RETURN TO:

REDTOM, LLC
8850 N. Redden Rd.
Park City, Utah 84098

Tax ID No. 04-078-0003

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 15th day of March, 2017, by and between 2015 LOGAN, LLC, a Utah limited liability company ("Grantor"), and REDTOM, LLC, a Utah limited liability company, whose address is 8850 N. Redden Rd., Park City, Utah 84098 ("Grantee")

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cache, State of Utah, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise, and except for the title matters described as Permitted Exceptions on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

2015 LOGAN, LLC,
a Utah limited liability company

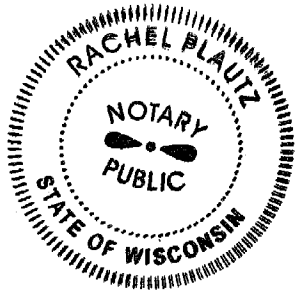
By: [Signature]
Carl Ruedebusch, Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN)
 : SS
COUNTY OF DANE)

On this the 14th day of March, 2017, before me personally appeared Carl Ruedebusch, who acknowledged himself as being the Manager of 2015 LOGAN, LLC, a Utah limited liability company, and he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company as its Manager.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public, State of Wisconsin
My commission: 11/3/18

Exhibit A

Property Description

All of Lot 8, Block 14, Plat C, Logan Hayland Survey, according to the official plat thereof, recorded in the office of the Cache County Recorder, Cache County, Utah.

Exhibit B

Permitted Exceptions

1. Real estate taxes and assessments not yet due and payable.
2. The land is included within the boundaries of Logan City and the Logan Northwest RDA Plan, and is subject to charges and assessments made thereby.
3. Municipal and zoning ordinances and agreements entered under them.
4. Claims or title to water and/or minerals.
5. Easements, set-back lines and other matters as shown on any plat or survey of record pertaining to the Property.
6. Reservation by the City of Logan, Utah of a 33' wide strip of land along the south lot line of the Property for a future right-of-way.
7. Right-of-way easement or dedication to Utah Department of Transportation for deceleration and turn lane along the east lot line of the Property (adjacent to State Road 252).
8. Design Review & Subdivision Permit, upon the terms and conditions therein provided, recorded June 22, 2011, as Entry No. 1045420, In Book 1671, Page 417, of Official Records.
9. Easement, in favor of the Utah Department of Transportation, as Grantee, for the purpose of a perpetual easement for relocating and maintaining the existing public utilities thereon and constructing thereon cut and/or fill slopes, including appurtenant parts thereof incident to the widening of the existing State Highway SR-252 known as Project No. S-0252(7)0, and incidental rights or purposes thereto, recorded May 3, 2012 as Entry No. 1063512 in Book 1711 at Page 1218 of Official Records.
10. Declaration of Restrictions recorded April 2, 2012 as Entry No. 1061550 in Book 1706, Page 1932.
11. Design Review Permit, recorded October 9, 2014 as Entry No. 1114169 in Book 1824 at Page 657 of Official Records.
12. Storm Water Management BMP Maintenance Agreement City of Logan, Utah recorded December 22, 2016 as Entry No. 1162900 in Book 1932, Page 800.