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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
STOEL RIVES
201 S MAIN #1100
SLC UT 84111
BY: CBP, DEPUTY - WI 2 P.

When Recorded, Return To:

James F. Wood, Esq.
Stoel Rives LLP
4766 South Holladay Blvd.
Salt Lake City, Utah 84117

Mail Tax Notices To:

Ardmore, LLC
c/o Anne Evans-Cazier, Manager
1709 Princeton Avenue
Salt Lake City, Utah 84108

Parcel No. 08-36-255-005

LIMITED WARRANTY DEED

CAZIER PROPERTIES, LC, a Utah limited liability company ("Grantor"), with a mailing address of 1709 Princeton Avenue, Salt Lake City, Utah 84108, hereby CONVEYS AND WARRANTS, to the extent provided below but not otherwise, to ARDMORE, LLC, a Utah limited liability company ("Grantee"), having a mailing address of 1709 Princeton Avenue, Salt Lake City, Utah 84108, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of its right, title and interest in and to the following described real property situate in Salt Lake County, State of Utah:

See Legal Description on Exhibit "A" Attached Hereto

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

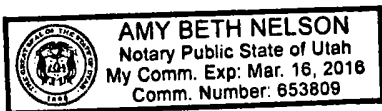
WITNESS the hand of said Grantor this 2nd day of December, 2015.

CAZIER PROPERTIES, LC, a Utah limited liability company

BY: [Signature]
Anne Evans-Cazier, Manager

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

On the 2nd day of December, 2015, ANNE EVANS-CAZIER, the signer of the within instrument in her capacity as Manager of CAZIER PROPERTIES, LC, a Utah limited liability company, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that she executed the same.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"
Real Property Legal Description

Beginning 185 ¼ feet South of the Northwest corner of Lot 5, Block 114, Plat "A", Salt Lake City Survey; thence running South 39 ¼ feet; thence East 165 feet; thence North 119.25 feet; thence West 40 feet; thence South 79.50 feet; thence West 125 feet to the place of beginning.

Also beginning 7 ½ rods South of the Northwest corner of Lot 6, Block 114, Plat "A", Salt Lake City Survey; thence running South 101.25 feet; thence East 36 feet 3 inches; thence North 101.25 feet; thence West 36 feet 3 inches to the place of beginning.