

Mail Recorded Deed and Tax Notice To:
Carter Family Investment, LLC, a Utah limited liability company
PO Box 481
Lehi, UT 84043

WARRANTY DEED

Carter Family Investment, LLC, a Utah limited liability company
GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to
Vivian Estates, Inc.

GRANTEE(S) of Lehi, 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.: 12-014-0117 - Portion (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 2020 and thereafter; covenants, conditions, restrictions and
easements apparent or of record, all applicable zoning laws and ordinances.

Dated this August 20, 2020.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Carter Family Investment, LLC, a Utah limited liability company

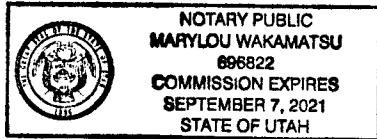
BY: Sandra Carter McDade
Sandra Carter McDade
Manager

State of Utah)

)ss.

County of UTAH)

On the 20th day of August, 2020, personally appeared before me Sandra Carter McDade, who being by me duly sworn, did say, that she is the Manager of Carter Family Investment, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said Sandra Carter McDade acknowledged to me that said Limited Liability Company executed the same.



Marylou Wakamatsu
NOTARY PUBLIC

EXHIBIT A

Proposed VIVIAN ESTATES PLAT D, being more particularly described as follows:

A portion of the NW1/4 of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point located S89°55'58"W along the Section line 119.33 feet from the North 1/4 Corner of Section 4, T5S, R1E, SLB&M (Basis of Bearing: N0°03'14"W between the West 1/4 Corner and the Northwest Corner of Section 4); thence S00°27'29"W 151.88 feet; thence N89°43'23"E 100.53 feet; thence S44°28'19"W 182.40 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 61.00 feet (radius bears: S50°43'17"W) a distance of 84.68 feet through a central angle of 79°32'07" Chord: S00°29'20"W 78.04 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 10.54 feet through a central angle of 40°15'24" Chord: S20°07'42"W 10.32 feet; thence South 162.78 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 10.54 feet through a central angle of 40°15'24" Chord: S20°07'42"E 10.32 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 61.00 feet a distance of 101.81 feet through a central angle of 95°37'50" Chord: S07°33'31"W 90.40 feet; thence S34°37'34"E 236.83 feet; thence West 583.62 feet; thence North 200.00 feet to the Northeast Corner of Lot 301, PLAT "C", VIVIAN ESTATES, according to the Official Plat thereof recorded June 28, 2018 as Entry No. 60521:2018 in the Office of the Utah County Recorder; thence S89°43'24"W along said plat 112.64 feet to a point on the Easterly line of PLAT "B", VIVIAN ESTATES, according to the Official Plat thereof recorded June 28, 2018 as Entry No. 60520:2018 in the Office of the Utah County Recorder; thence along said plat the following 5 (five) courses: 1) N00°16'36"W 352.00 feet; 2) N89°43'24"E 11.95 feet; 3) N00°16'36"W 120.00 feet; 4) N89°43'23"E 47.36 feet; 5) N00°16'36"W 153.86 feet to the Section line; thence N89°55'58"E along the Section line 546.44 feet to the point of beginning.

Contains: 10.70 acres +/-