

WHEN RECORDED MAIL TO:

SANCTUARY AT LEHI, LLC
c/o Leeza Evensen, Esq.
Snell & Wilmer L.L.P.
15 West South Temple, Suite 1200
Salt Lake City, Utah 84101

45-579-0002
45-579-0002
Parcel ID No.: 45-579-0002

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

RENDEZVOUS MOUNTAIN HOLDINGS, LLC, a Delaware limited liability company ("Grantor"), hereby conveys and warrants against all claiming by, through or under it to SANCTUARY AT LEHI, LLC, a Delaware limited liability company, of 255 N. 400 W., Suite 104, Salt Lake City, Utah 84103 ("Grantee"), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Utah County, State of Utah ("Property"), together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto, including, without limitation, any appurtenant water rights (collectively, the "Appurtenances");

See Attached Exhibit A.

Subject only to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Property, with the Appurtenances, unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the Property and that it will warranty and defend the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

Witness the hand of said Grantor, this 19 day of July, 2021.

[Signature(s) and Acknowledgement(s) Follow(s)]

GRANTOR:

RENDEZVOUS MOUNTAIN HOLDINGS, LLC,
a Delaware limited liability company

By: [Signature]
Name: RICKE WHITE
Its: MGR

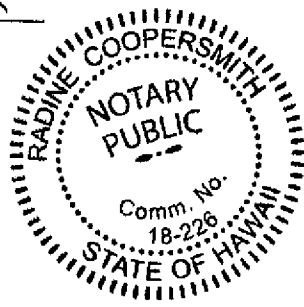
STATE OF Hawaii)
COUNTY OF Hawaii) ; ss.

On this 15 day of July, in the year 2021, before me, Radine Coopersmith Notary public, personally appeared Ricke White *, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he executed the same. * Ricke White, manager of Rendezvous Mountain Holdings, LLC, a Delaware limited liability company
Witness my hand and official seal.

Radine Coopersmith
NOTARY PUBLIC
Residing at: 75-5888 Alii Dr.

My Commission Expires:
5.6. 2022

Kailua-Kona, HI 96740



Order No.: 7-046543

EXHIBIT "A"

LEGAL DESCRIPTION

**Lot 2, Lehi Botanical Subdivision, Amending Lehi Industrial Park Plat "A",
according to the official plat thereof on file and of record in the office of the Utah
County Recorder.**

Parcel No.: 45-579-0002

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Permitted Exceptions

1. Taxes for the year 2021 and thereafter, not yet due or payable.
2. The land described herein is located within the boundaries of Lehi City and is subject to any assessments levied thereby.
3. The land described herein is located within the boundaries of the Lehi Metropolitan Water District, the Central Utah Water Conservancy District, the North Utah County Water Conservancy District, the Timpanogos Special Service District, and the Utah Valley Dispatch Special Service District and is subject to any assessments levied thereby.
4. The effects, if any, of that certain Agreement between the State of Utah and Lehi Irrigation Company, recorded July 25, 1956 as Entry No. 15591 in Book 729 at Page 352.
5. Easements and the terms and conditions thereof, recorded November 9, 1956 as Entry No. 15993 in Book 729 at Page 359.
6. Easements, setbacks, notes, and restrictions, as shown on the subdivision plat recorded January 7, 2016 as Entry No. 1363:2016 in Book 45 at Page 579.
7. Subject to any lease, rental, occupancy and/or sales agreements and the interests of parties claiming by, through and under any lease.
8. The terms, provisions, covenants, conditions, and restrictions contained in the Covenants, Conditions and Restrictions, recorded April 13, 2016 as Entry No. 31977:2016 as amended by the Amendment to Covenants recorded May 29, 2020 as Entry No. 73608:2020
9. The terms and conditions of that certain Lis Pendens recorded May 18, 2018 as Entry No. 46836:2018 and the Order for Immediate Occupancy, recorded June 5, 2018 as Entry No. 52376:2018.