

**MAIL TAX NOTICE TO:**

Winterfox, L.L.C., a Utah limited liability company  
5513 West 11000 North, Suite 305  
Highland, UT 84003

**WARRANTY DEED**

Big Dog Management, LLC, **GRANTOR**, hereby CONVEYS AND WARRANTS to Winterfox, L.L.C., a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tracts of land in Utah County, State of Utah described as follows:

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE WEST UTAH AVENUE INDUSTRIAL PARK CONDOMINIUMS, RECORDED DECEMBER 3, 2009 AS ENTRY NO. 125065:2009, AT THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 1748.90 FEET AND EAST 223.37 FEET AND NORTH 00°24'57" EAST 326.37 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARINGS BEING SOUTH 00°38'31" EAST BETWEEN SAID WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 8); AND RUNNING THENCE NORTH 89°25'42" WEST 17.69 FEET; THENCE NORTH 00°50'23" EAST 257.15 FEET; THENCE SOUTH 89°14'37" EAST 16.50 FEET; THENCE SOUTH 00°50'23" WEST 2.20 FEET; THENCE NORTH 89°48'58" WEST 0.70 FEET; THENCE SOUTH 00°24'57" WEST 254.89 FEET ALONG THE EASTERLY LINE OF WEST UTAH AVENUE SUBDIVISION, RECORDED DECEMBER 9, 2009 AS ENTRY NO. 125064:2009, AT THE OFFICE OF THE UTAH COUNTY RECORDER TO THE POINT OF BEGINNING.

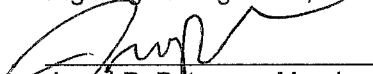
Tax ID No. 30:023:0064

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

{Signature page to follow}

WITNESS, the hand of said grantor this 23rd day of October, 2020.

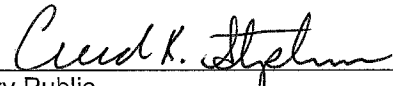
Big Dog Management, LLC

  
\_\_\_\_\_  
Jared P. Peterson, Member

  
\_\_\_\_\_  
Alaina Peterson, Member

State of Utah  
County of Utah

On this 23rd day of October, 2020, personally appeared before me, the undersigned Notary Public, Jared P. Peterson and Alaina Peterson, the Members of Big Dog Management, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: November 24, 2022

