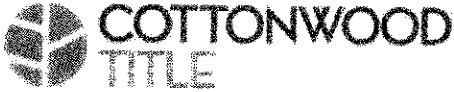


Mail Recorded Deed & Tax Notice To:
TIPS Properties of Utah LLC, a Utah limited liability
company 407 East 400 North
Morgan, UT 84050



File No.: 172747-LMW

WARRANTY DEED

GWIP Real Estate, LLC , a Utah limited liability company, as their interests may appear,

GRANTOR(S), of Bountiful, State of Utah, hereby Conveys and Warrants to TIPS Properties of Utah LLC,
a Utah limited liability company,

GRANTEE(S), of Morgan City, 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 **Morgan County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0075-0671; **Serial No.** 04-MVIP-0001 (for reference purposes only)

SUBJECT TO: Outstanding property taxes for the year 2023 and thereafter; covenants,
conditions, restrictions, reservations and easements of record; and all applicable zoning laws and
ordinances.

[Signature on following page]

Dated this DECEMBER 26, 2023

GWIP Real Estate, LLC

BY: M. Blackburn

ITS: Sole Member _____

STATE OF UTAH

COUNTY OF MORGAN

On December 26, 2023, before me, personally appeared Marcus Blackburn, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of GWIP Real Estate LLC.

Kailen Williamson
Notary Public



EXHIBIT "A"

(O4-MVIP-0001)

ALL OF LOT 1-R, MORGAN VALLEY INDUSTRIAL PARK, MORGAN CITY, STATE OF UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

LESS AND EXCEPT A PARCEL OF LAND IN FEE BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND LOTS 1-R AND 2-R OF THE MORGAN VALLEY INDUSTRIAL PARK FILED AS ENTRY NO. 108486 IN BOOK 250 AT PAGE 734 OF THE MORGAN COUNTY RECORDERS OFFICE, MORGAN COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF LOT 1-R OF SAID MORGAN VALLEY INDUSTRIAL PARK FILED AS ENTRY NO. 108486 IN BOOK 250 AT PAGE 734 OF THE MORGAN COUNTY RECORDER'S OFFICE, WHICH POINT IS NORTH 83°24'30" EAST 390.70 FEET AND NORTH 58°00'00" WEST 492.50 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, AND RUNNING THENCE NORTH 58°00'00" WEST 507.50 FEET TO THE WESTERLY CORNER OF SAID LOT 1-R; THENCE NORTH 32°00'00" EAST 507.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 450 EAST STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 58°00'00" EAST 507.50 FEET; THENCE SOUTH 32°00'00" WEST 507.50 FEET TO THE POINT OF BEGINNING.

Mail Recorded Deed & Tax Notice To:
TIPS Properties of Utah LLC, a Utah limited liability
company 407 East 400 North
Morgan, UT 84050



File No.: 172747-LMW

WARRANTY DEED

Innovative Structural Solutions LLC , a Utah limited liability company, as their interests may appear,

GRANTOR(S), of Morgan City, State of Utah, hereby Conveys and Warrants to TIPS Properties of Utah
LLC, a Utah limited liability company,

GRANTEE(S), of Morgan City, 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 **Morgan County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0075-0672; **Serial No.** 04-MVIP-0002 (for reference purposes only)

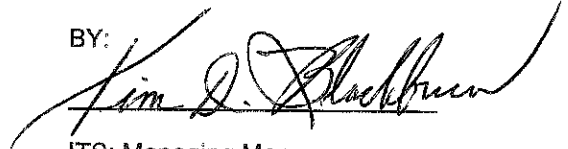
SUBJECT TO: Outstanding property taxes for the year 2023 and thereafter; covenants,
conditions, restrictions, reservations and easements of record; and all applicable zoning laws and
ordinances.

[Signature on following page]

Dated this DECEMBER 26, 2023

INNOVATIVE STRUCTURAL
SOLUTIONS LLC

BY:

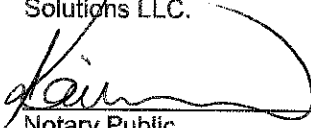


ITS: Managing Manager _____

STATE OF UTAH

COUNTY OF MORGAN

On December 26, 2023, before me, personally appeared Kim Blackburn, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Innovative Structural Solutions LLC.



Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

04-MVIP-0002

All of Lot 2-R, MORGAN VALLEY INDUSTRIAL PARK, Morgan City, State of Utah, according to the official plat thereof.

LESS AND EXCEPTING a parcel of land in fee being part of an entire tract of property, situate in the Southwest Quarter of the Southwest Quarter of Section 25 and the Southeast Quarter of the Southeast Quarter of Section 26, Township 4 North, Range 2 East, Salt Lake Base and Meridian, and Lots 1-R and 2-R of the Morgan Valley Industrial Park filed as Entry No. 108486, in Book 250, at Page 734 of the MORGAN County Records Office, MORGAN County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point on the Southwesterly line of Lot 1-R of said Morgan Valley Industrial Park filed as Entry No. 108486, in Book 250, at Page 734 of the MORGAN County Recorder's Office, which point is North 83°24'30" East 390.70 feet and North 58°00'00" West 492.50 feet from the Southwest corner of Section 25, and running thence North 58° 00'00" West 507 .60 feet to the Westerly corner of said Lot 1-R; thence North 32° 00'00" East 507.50 feet to the Southerly right of way line of 450 East Street; thence along said Southerly right of way line South 58°00'00" East 507 .50 feet; thence South 32°00'00" West 507.50 feet to the point of beginning.