

Mail Recorded Deed and Tax Notice To:
MRP Payson, LLC, a Utah limited liability company
294 Interstate North Circle, Building 2, Suite 150
Atlanta, GA 30339



File No.: 134227-BHB

WARRANTY DEED

Jian Cheng Luo ^{and} Mei Xing Luo, husband and wife

GRANTOR(S) of Spanish Fork, State of Utah, hereby Conveys and Warrants to

MRP Payson, LLC, a Utah limited liability company

GRANTEE(S) of Atlanta, State of Georgia

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.: 41-736-0001 (for reference purposes only)


SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 23rd day of November, 2021.



Jian Cheng Luo

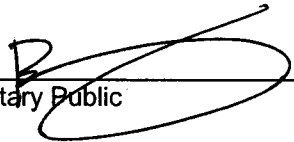


Mei Xing Luo

STATE OF UTAH

COUNTY OF SALT LAKE

On this 23rd day of November, 2021, before me, personally appeared Jian Cheng Luo, 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.



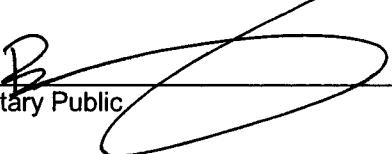
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 23rd day of November, 2021, before me, personally appeared Mei Xing Luo, 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.



Notary Public



EXHIBIT A
Legal Description

OWNER'S POLICY:

PARCEL 1:

Lot 1, PLAT "B", HENLINE SUBDIVISION, being a vacation of Plat "A", Henline Subdivision, Payson City, according to the official plat thereof as recorded in the office of the Utah County Recorder on August 19, 2010 as Entry No. 69722:2010.

PARCEL 1A:

A non-exclusive easement, appurtenant to Parcel 1 above, for ingress and egress, as set forth and defined in that certain Reciprocal Easement and Parking Agreement recorded September 3, 2010 as Entry No. 75047:2010.

PARCEL 1B:

A non-exclusive easement, appurtenant to Parcel 1 above, for ingress and egress, as set forth and defined in that certain Reciprocal Cross Access Easement recorded March 25, 2014 as Entry No. 19478:2014.

WHEN RECORDED, RETURN TO:

MRP PAYSON, LLC
294 Interstate North Circle, Building 2, Suite 150
Atlanta, GA 30339

Tax Parcel Nos. 68:051:0001 & 68:051:0002

File # 160071- BHP

(Space above for Recorder's use only.)

**BOUNDARY LINE ADJUSTMENT
AND
QUITCLAIM AGREEMENT**

This Boundary Line Adjustment and Quitclaim Agreement (this "**Agreement**") is executed this 27 day of July 2022, by MRP PAYSON, LLC, a Utah limited liability company ("**MRP**"), whose address for purposes hereof is 294 Interstate North Circle, Building 2, Suite 150, Atlanta, GA 30339, and GABE AND ROSE COMPANY LLC, a Utah limited liability company ("**GRC**"), whose address for purposes hereof is 1146 W. 800 South, Payson, Utah 84651. (MRP and GRC are referred to in this Agreement collectively as the "**Parties**" and individually as a "**Party**.")

Recitals:

A. MRP is the owner in fee simple of that certain real property located in Payson City, Utah County, State of Utah, being more particularly described on **Exhibit A** attached hereto (the "**Existing MRP Parcel**").

B. GRC is the owner in fee simple of that certain real property adjacent to the Existing MRP Parcel and more particularly described on **Exhibit B** attached hereto (the "**Existing GRC Parcel**" and together with the Existing MRP Parcel, the "**Existing Parcels**").

C. Pursuant to Section 10-9a-524 of the Utah Municipal Land Use, Development and Management Act and Section 17-27a-523 of the Utah County Land Use, Development and Management Act, the Parties desire to adjust the common boundaries of the Existing Parcels as more fully set forth on that certain Henline Plat "C" Amended Subdivision, dated June 29, 2022 and prepared by David B. Draper of McNeil Engineering, a Professional Land Surveyor having Utah License No. 6861599 (the "**Proposed Amended Plat**"), a copy of which is attached hereto as **Exhibit C**.

Agreement:

NOW, THEREFORE, in consideration of the promises and covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Boundary Line Adjustments. The Parties hereby agree that the respective boundaries of the Existing Parcels shall be adjusted as set forth on the Proposed Amended Plat currently pending recording by the Utah County Recorder.

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.

2. Quit Claim by MRP. MRP quitclaims to GRC that certain real property located in Utah Lake County, State of Utah and described on **Exhibit D** attached hereto and incorporated herein by this reference (the "**Revised GRC Parcel**").

3. Quit Claim by GRC. GRC quitclaims to MRP that certain real property located in Utah County, State of Utah and described on **Exhibit E** attached hereto and incorporated herein by this reference (the "**Revised MRP Parcels**").

4. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns and shall be recorded in the official records of the County Recorder for Utah County, State of Utah.

5. Further Assurances. Each party agrees to execute and deliver all documents and to perform all further acts as may be reasonably necessary to carry out the terms of this Agreement.

6. Entire Agreement. This Agreement constitutes the entire understanding and agreement between the parties hereto and supersedes all prior agreements, representations or understandings between them relating to the subject matter hereof. All preceding agreements relating to the subject matter hereof, whether written or oral, are hereby merged into this Agreement. This Agreement may not be modified in any manner except by an instrument in writing signed by all of the parties hereto.

[Signatures appear on the next page.]

IN WITNESS WHEREOF, the Parties have executed this Agreement this 13th day of July 2022.

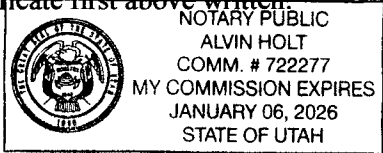
MRP PAYSON, LLC,
a Utah limited liability company

By: [Signature]
Name: Matt McWhirter
Title: Manager

STATE OF Utah)
COUNTY OF Utah) : ss.

On this 13th day of July, 2022, before me, the undersigned, personally appeared Matt McWhirter an individual whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed that in his/her capacity as the Manager of MRP PAYSON, LLC, a Utah limited liability company, he/she signed the foregoing instrument on behalf of said limited liability company and he/she acknowledged to me that said limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
NOTARY PUBLIC

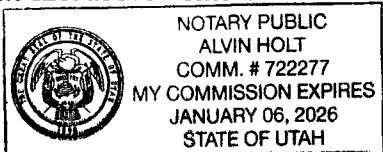
GABE AND ROSE COMPANY LLC,
a Utah limited liability company

By: [Signature]
Name: GABRIEL B DUNN
Title: MANAGER

STATE OF Utah)
COUNTY OF Utah) : ss.

On this 13th day of July, 2022, before me, the undersigned, personally appeared Gabriel Dunn an individual whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed that in his/her capacity as the Manager of GABE AND ROSE COMPANY LLC, a Utah limited liability company, he/she signed the foregoing instrument on behalf of said limited liability company and he/she acknowledged to me that said limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
NOTARY PUBLIC

EXHIBIT A

TO

BOUNDARY LINE ADJUSTMENT AND QUITCLAIM AGREEMENT

Legal Description of Existing MRP Parcel

The real property located in Utah County, Utah, more particularly described as follows:

ALL OF LOT 2, HENLINE SUBDIVISION PLAT C, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER.

Tax Parcel No. 68:051:0002

EXHIBIT B

TO

BOUNDARY LINE ADJUSTMENT AND QUITCLAIM AGREEMENT

Legal Description of Existing GRC Parcel

The real property located in Utah County, Utah, more particularly described as follows:

ALL OF LOT 1, HENLINE SUBDIVISION PLAT C, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER.

Tax Parcel No. 68:051:0001

EXHIBIT C
TO
BOUNDARY LINE ADJUSTMENT AND QUITCLAIM AGREEMENT

Proposed Amended Plat

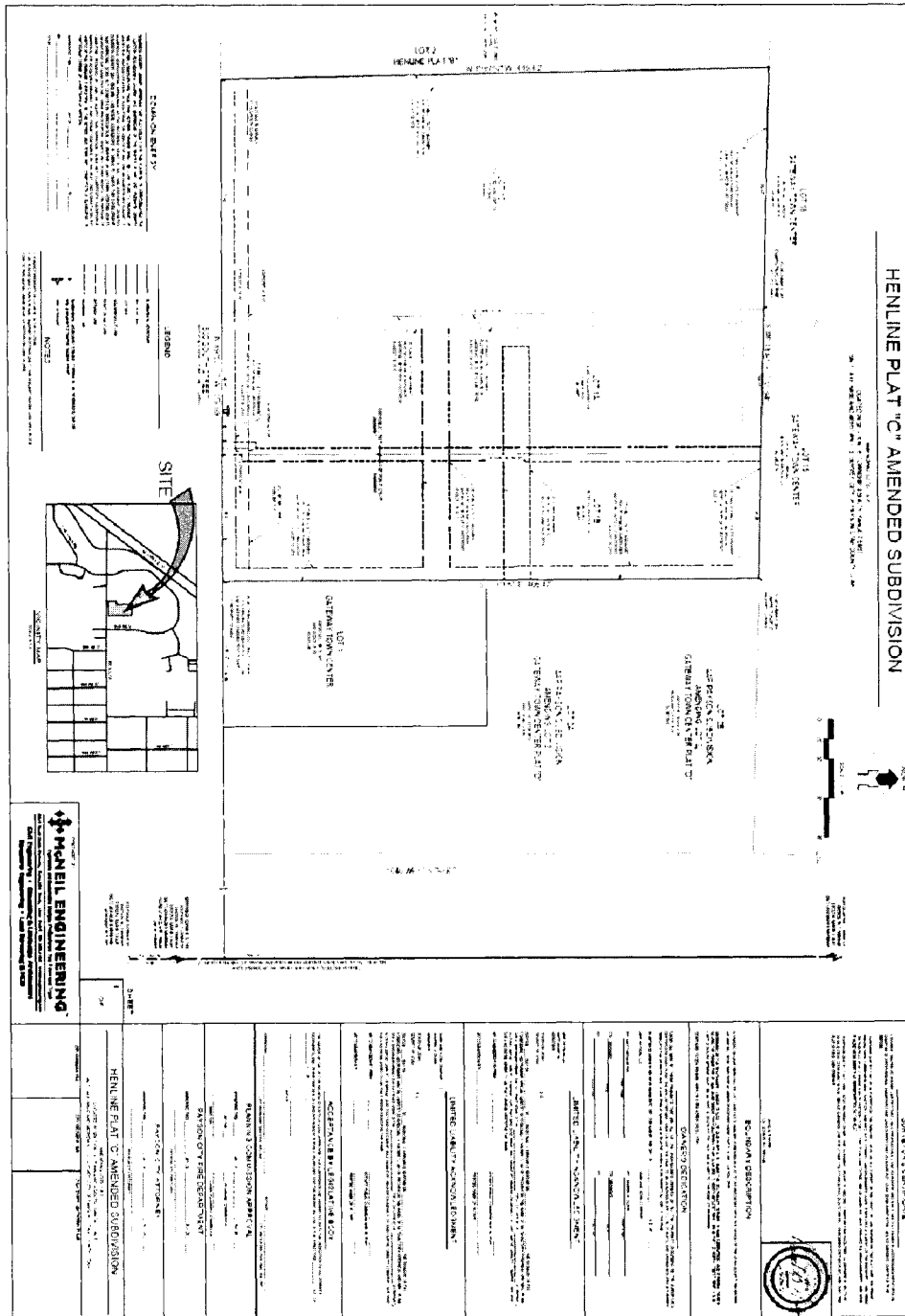


EXHIBIT D

TO

BOUNDARY LINE ADJUSTMENT AND QUITCLAIM AGREEMENT

Legal Description of Revised GRC Parcel

The real property located in Utah County, Utah, more particularly described as follows:

A PARCEL OF LAND BEING A PART OF LOT 1, HENLINE SUBDIVISION PLAT "C" AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18180, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION, SAID POINT ALSO BEING THE MOST NORTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE SOUTH 1°05'57" EAST 391.22 FEET; THENCE NORTH 89°52'37" WEST 5.00 FEET; THENCE SOUTH 1°05'57" EAST 20.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE ALONG THE SOUTH, WEST AND NORTH LINE OF SAID LOT 1 THE FOLLOWING THREE COURSES: 1) NORTH 89°52'37" WEST 177.84 FEET, 2) NORTH 1°05'57" WEST 415.42 FEET, 3) SOUTH 88°33'40" EAST 182.87 FEET TO THE POINT OF BEGINNING.

EXHIBIT E

TO

BOUNDARY LINE ADJUSTMENT AND QUITCLAIM AGREEMENT

Legal Description of Revised MRP Parcels

The real property located in Utah County, Utah, more particularly described as follows:

A PARCEL OF LAND BEING A PART OF LOT 1 AND 2, HENLINE SUBDIVISION PLAT "C" AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18180, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION, SAID POINT ALSO BEING THE MOST NORTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE SOUTH 88°33'40" EAST ALONG THE MOST NORTH LINE OF SAID LOT 2 A DISTANCE OF 203.07 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°07'05" WEST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 406.47 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°52'37" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 200.95 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1 OF SAID SUBDIVISION; THENCE NORTH 1°05'57" WEST 20.00 FEET; THENCE SOUTH 89°52'37" EAST 5.00 FEET TO THE COMMON LINE OF SAID LOTS 1 & 2; THENCE NORTH 1°05'57" WEST ALONG SAID COMMON LINE 391.22 FEET TO THE POINT OF BEGINNING.

When Recorded, Please Return to:
Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, UT 84111
Attn: Katherine D. Pasker

Space Above for Recorder's Use

SCRIVENER'S AFFIDAVIT

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, David Draper, PLS ("Affiant"), being first duly sworn, state under oath:

1. I am duly authorized to execute this Scrivener's Affidavit, having actual knowledge of the matters set forth within this Affidavit and am competent to testify in a court of law about the facts stated herein.

2. I am eligible and qualified under Utah law to be the Affiant of this Scrivener's Affidavit because of the following facts: I am a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 6861599. The original recorded document identified below was prepared under my supervision.

3. The instrument containing the error that this Scrivener's Affidavit intends to correct is as follows:

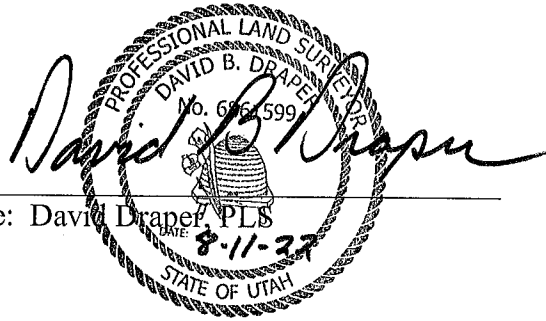
Name: Boundary Line Adjustment and Quitclaim Agreement
Recording Information: recorded on July 27, 2022, in the Official Records of the Utah County Recorder's Office as Entry Number 84637
Party 1: MRP Payson, LLC
Party 2: Gabe and Rose Company LLC

4. The purpose of this Affidavit is to provide notice of the scrivener's error and to correct the legal description contained on Exhibit E. The third call reads: "THENCE SOUTH 0°07'05" WEST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 406.47 FEET TO THE SOUTHEAST CORNER THEREOF".

The correct call is as follows: "THENCE SOUTH 0°07'05" EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 406.47 FEET TO THE SOUTHEAST CORNER THEREOF" The full corrected description is attached hereto as Exhibit "A".

5. This Affidavit is made under penalty of perjury.

Dated this _____ day of August 2022.



Name: David Draper, PLS

DATE: 8-11-22

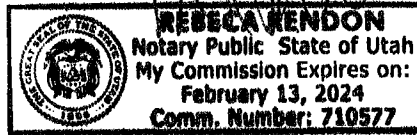
Acknowledgment

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

The foregoing instrument was acknowledged before me this 11 day of August 2022, by David Draper, PLS, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

Notary Public



My Commission Expires:

2/13/24

Residing at:

Salt Lake City, UT

EXHIBIT "A"

Corrected Description

A PARCEL OF LAND BEING A PART OF LOT 1 AND 2, HENLINE SUBDIVISION PLAT "C" AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 18180, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION, SAID POINT ALSO BEING THE MOST NORTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE SOUTH 88°33'40" EAST ALONG THE MOST NORTH LINE OF SAID LOT 2 A DISTANCE OF 203.07 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°07'05" EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 406.47 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°52'37" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 200.95 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1 OF SAID SUBDIVISION; THENCE NORTH 1°05'57" WEST 20.00 FEET; THENCE SOUTH 89°52'37" EAST 5.00 FEET TO THE COMMON LINE OF SAID LOTS 1 & 2; THENCE NORTH 1°05'57" WEST ALONG SAID COMMON LINE 391.22 FEET TO THE POINT OF BEGINNING.