

<p><i>After recording, return to:</i></p> <p><b>Merrill Properties, LLC</b>  <b>470 Country Lane Unit 11</b>  <b>Santa Clara, UT 84770</b></p>	<p><b>DOC ID 20180033943</b></p> <p>Warranty Deed Page 1 of 4  Russell Shirts Washington County Recorder  08/17/2018 04:38:22 PM Fee \$19.00 By  TERRA TITLE COMPANY</p> <p><small>Space is reserved for use by Recorder.</small></p>
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**SPECIAL WARRANTY DEED**

B AND G FOOTHILLS, LLC, an Idaho limited liability company, whose mailing address is PO Box 51298, Idaho Falls, Idaho, 83405, the Grantor, hereby conveys and warrants against all who claim by, through or under Grantor to SBM 22, LLC, a Utah limited liability company, whose mailing address is 470 Country Lane Unit 11, Santa Clara, Utah, 84770, the Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real property located in Washington County, State of Utah, as legally described in the attached Exhibit A.

SUBJECT TO all real property taxes and assessments; all matters of record; all claims to water, mineral, drilling and mining rights; all zoning and building codes, ordinances and other laws; and all encroachments, gaps, gores, overlaps, boundary conflicts, shortages in area, claims of easements and other rights, claims and matters that would be disclosed by a thorough inspection or an accurate and complete survey.

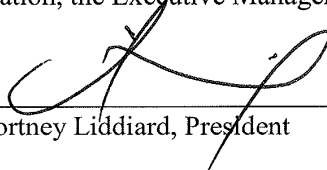
Grantor and its successors will forever warrant and defend the title to the property in Grantee and its successors and assigns against any lawful claim and demand of Grantor and any person claiming or to claim by, through or under Grantor, subject to the matters set forth above.

WITNESS the hand of Grantor this 16 day of August 2018.

GRANTOR:

B AND G FOOTHILLS, LLC

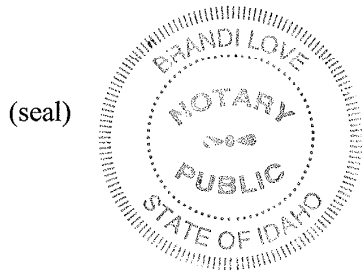
By: BV Management Services, Inc., an Idaho corporation, the Executive Manager

By:   
\_\_\_\_\_  
Cortney Liddiard, President

STATE OF IDAHO )  
 )ss.  
County of Bonneville )

On the 16<sup>th</sup> day of August 2018, before me the undersigned, a notary public in and for said State, personally appeared Cortney Liddiard, known or identified to me to be the President of BV Management Services, Inc., which corporation is the Executive Manager of B and G Foothills, LLC, and the Executive Manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that such corporation as the Executive Manager executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Brandi Love  
Notary Public for Idaho  
Residing at Idaho Falls, Idaho  
My Commission Expires: 4-12-2020

**EXHIBIT A**

**REAL PROPERTY**

**Parcel 1:**

Beginning at a point which is South 00°28'35" West 1343.35 feet along the Center Section Line from the North Quarter Corner of Section 4, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, said point also being on the Westerly boundary line of Orgill Inc. boundary, recorded December 30, 2004, as Entry No. 919292 , in Book 1701, at Page 2109, Official Washington County Records, in said County, in the State of Utah, and running thence along said property boundary and leaving said Center Section Line South 24°36'08" East 771.45 feet to a point on the Northerly Right-of-Way Line of Highway 91 realignment, recorded as Entry No. 579572 , in Book 1141, at Page 84, Official Washington County Records; thence leaving said Orgill Inc. boundary line and along said Right-of-Way South 70°41'29" West 347.50 feet to the Southeast Corner of Knollwood Townhomes Phase 1-Amended, recorded as Entry No. 489341, in Book 879, at Page 76, Official Washington County Records, said point also being on the said Center Section Line of Section 4; thence along said Center Section Line and boundary line of said Knollwood Townhomes Phase 1-Amended North 00°28'35" East 262.54 feet; thence leaving the boundary line of said Knollwood Townhomes Phase 1-Amended and continuing along said Center Section Line North 00°28'35" East 553.81 feet to the point of beginning; as described by Survey by ALLIANCE CONSULTING under date of MARCH 15, 2006; said property is formerly described as follows;

Commencing at the Center Quarter Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence North 00°23'16" West along the center line a distance of 483.05 feet to the point of beginning, said point being on the Northerly Right-of-way Line of Highway 91 re-alignment; thence continuing North 00°23'16" West along said line, a distance of 817.22 feet; thence South 25°29'17" East, a distance of 772.30 feet, to a point on the Northerly Right-of-Way Line of said Highway 91 re-alignment; thence South 69°49'38" West, along said Northerly line, a distance of 348.16 feet to the point of beginning.

Washington County Tax Parcel No. H-4-2-4-133.

**Parcel 2:**

Beginning at a point which is South 00°28'35" West 747.89 feet along the Center Section Line and North 90°00'00" West 277.59 feet from the North Quarter Corner of Section 4, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, which point is also the Westerly corner of Orgill Inc. boundary, recorded December 30, 2004, as Entry No. 919292 , in Book 1701, at Page 2109, Official Washington County Records, in said County, in the State of Utah, and running thence along said property boundary South 24°36'08" East 654.90 feet to a point on the said Center Section Line; thence leaving said Orgill Inc. boundary line to said Center Section Line South 00°28'35" West 553.81 feet to the Northeast Corner of Knollwood Townhomes Phase 1-Amended, Entry No. 489341 , in Book 879, at Page 76, Official Washington County Records; thence along the Boundary Line of said Knollwood Townhomes Phase 1- Amended and Knollwood Townhomes Phase 2 in the following eight (8) courses: North 89°32'22" West 137.53 feet; thence North 00°27'36" East 8.79 feet; thence North 89°32'22" West 218.40 feet; thence South 60°39'29" West

193.33 feet; thence South 65°48'07" West 87.85 feet to the Northwest Corner of said Knollwood Townhomes Phase 2; thence South 19°18'31" East 156.71 feet; thence North 70°41'24" East 22.39 feet; thence South 19°18'31" East 177.82 feet to a point on the Northerly Right-of-Way Line of Highway 91 realignment, Entry No. 579572, in Book 1141, at Page 84, Official Washington County Records; thence leaving Knollwood Townhome Phase 2 Boundary Line and along said Northerly Right-of-Way Line in the following two (2) courses; South 70°41'29" West 69.25 feet to the point of curvature of a 650.00 foot radius curve concave to the left; thence Southwesterly 134.37 feet along the arc of said curve, through a central angle of 11°50'39", to a point on the Easterly Right-of-Way Line of Foothills Canyon Drive; thence along said Foothills Canyon Drive Right-of-Way Line in the following four (4) courses North 34°41'35" West 29.65 feet to the point of curvature of a 460.00 foot radius curve concave to the right; thence Northeasterly 666.09 feet along the arc of said curve, through a central angle of 82°57'57" to the point of reverse curvature of a 1040.00 foot radius curve concave to the left; thence Northwesterly 1025.15 feet along the arc of said curve, through a central angle of 56°28'40" to the point of curvature of a 460.00 foot radius curve concave to the right; thence Northeasterly 102.87 feet along the arc of said curve, through a central angle of 12°48'46"; thence leaving said Right-of-Way line North 90°00'00" East 2.32 feet to the point of beginning.

Washington County Tax Parcel No. H-4-2-4-422.

**LESS AND EXCEPTING From Parcel 2 the following described Parcels A and B:**

**Parcel A:**

Commencing at the North 1/4 Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Thence South 00°23'16" East, along the Center Section line, a distance of 2154.35 feet; Thence North 90°00'00" West, a distance of 556.90 feet to the Point of Beginning, said point being on the Westerly boundary line of Knollwood Townhomes Phase 2 as shown by Entry #498612, Official Washington County Records; Thence South 69°49'38" West, a distance of 7.99 feet; Thence North 20°10'22" West, a distance of 136.57 feet; Thence North 61°41'52" East, a distance of 8.07 feet; Thence South 20°10'22" East, a distance of 137.71 feet, to the Point of Beginning.

**Parcel B:**

Commencing at the North 1/4 Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Thence South 00°23'16" East, along the Center Section line, a distance of 2331.38 feet; Thence North 90°00'00" West, a distance of 469.20 feet to the Point of Beginning, said point being on the Westerly boundary line of Knollwood Townhomes Phase 2 as shown by Entry #498612, Official Washington County Records; Thence North 29°57'01" West, a distance of 78.04 feet; Thence North 28°15'43" West, a distance of 68.27 feet; Thence North 20°45'47" West, a distance of 15.00 feet, to the beginning of a non tangent curve to the left, of which the radius point lies South 64°25'26" West, a radial distance of 2.91 feet, thence northwesterly along the arc of said curve, through a central angle of 75°13'49", a distance of 3.82 feet; Thence North 18°25'13" West, a distance of 2.56 feet; Thence North 07°28'13" West, a distance of 13.5 feet; Thence North 69°49'33" East, a distance of 22.39 feet; Thence South 20°10'22" East, a distance of 177.82 feet, to the Point of Beginning.