

WHEN RECORDED, MAIL TO,
AND MAIL TAX NOTICES TO:

Lyle J. Smart Family Limited Partnership
1221 East Candy Lane
American Fork, Utah 84003
Attn: Russell Smart

APNs: 29-050-0032
29-050-0033
29-050-0071
29-050-0095

WARRANTY DEED

Lyle J. Smart Family Limited Partnership, a Utah limited partnership, also appearing of record as Lyle J. Smart Family Limited Partnership, a Partnership, of 1221 East Candy Lane, American Fork, Utah 84003 (“Grantor”), hereby conveys and warrants, to the extent provided below only and not otherwise, to Smart Style Limousin, L.L.C., a Utah limited liability company, with respect to a 25.962% undivided interest; to Smart’s Farm, L.L.C., a Utah limited liability company, with respect to a 25.6% undivided interest; McKee Investments, L.L.C., a Utah limited liability company, with respect to a 24.8% undivided interest; and to Lyle J. Smart Family Limited Partnership, a Utah limited partnership, with respect to a 23.638% undivided interest, the following described real property situated in Utah County, State of Utah:

See Exhibit A attached hereto and incorporated herein by this reference,

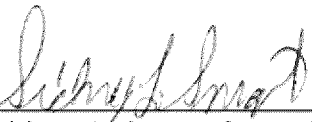
TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

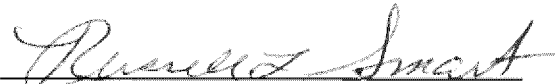
Grantor warrants only against those encumbrances and defects in title, if any, existing at the time Grantor took title to such parcels of real property and that are covered by any policy of title insurance issued to Grantor. Grantor’s liability under the warranties of title created by this deed shall be limited to the title insurance coverage available under such policy(ies).

DATED the 2nd day of February 2021.

LYLE J. SMART FAMILY
LIMITED PARTNERSHIP

By: 
Lorin S. Smart, General Partner

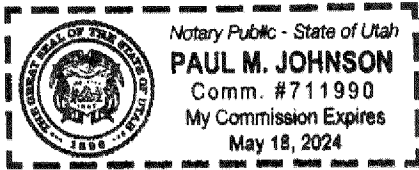
By: 
Sidney L. Smart, General Partner

By: 
Russell L. Smart, General Partner

By: 
Leesa S. McKee, General Partner

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On February 2nd, 2021, before me, a notary public in and for the State of Utah, personally appeared Lorin S. Smart, a general partner of Lyle J. Smart Family Limited Partnership, a Utah limited partnership, the signer of the foregoing instrument, who duly acknowledged to me that he executed the foregoing instrument in the capacity indicated.

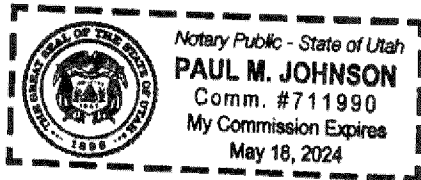


Paul M. Johnson

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On February 2nd, 2021, before me, a notary public in and for the State of Utah, personally appeared Sidney L. Smart, a general partner of Lyle J. Smart Family Limited Partnership, a Utah limited partnership, the signer of the foregoing instrument, who duly acknowledged to me that he executed the foregoing instrument in the capacity indicated.

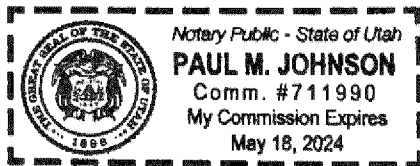


Paul M. Johnson

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On February 2nd, 2021, before me, a notary public in and for the State of Utah, personally appeared Russell L. Smart, a general partner of Lyle J. Smart Family Limited Partnership, a Utah limited partnership, the signer of the foregoing instrument, who duly acknowledged to me that he executed the foregoing instrument in the capacity indicated.

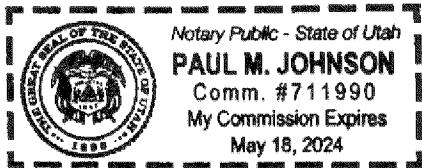



Paul M. Johnson

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On February 2nd, 2021, before me, a notary public in and for the State of Utah, personally appeared Leesa S. McKee, a general partner of Lyle J. Smart Family Limited Partnership, a Utah limited partnership, the signer of the foregoing instrument, who duly acknowledged to me that she executed the foregoing instrument in the capacity indicated.





Notary Public

EXHIBIT A

The following described tracts of land in Utah County, State of Utah:

PARCEL 1:

Commencing South 63.36 rods from the Northeast corner of Lot 3, Section 6, Township 9 South, Range 3 East, Salt Lake Meridian; thence West 78 rods; thence South 96.64 rods; thence East 327.10 feet; thence North 0°05'28" West 653.50 feet; thence North 89°16' East 960.99 feet; thence North 928.76 feet to the point of beginning.

LESS AND EXCEPT THEREFROM all that portion conveyed to Utah County, a body corporate and politic, by Quit Claim Deed recorded August 4, 1930 as Entry No. 5815 in Book 282 at Page 171 of Official Records, more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 29.59 chains; thence West 0.15 chains; thence North 0°05' East 29.59 chains; thence East 0.11 chains to the place of beginning.

(Note: for informational purposes only: known as Tax Parcel No. 29:050:0032)

PARCEL 2:

Commencing South 42.56 rods from the Northeast corner of Lot 3, Section 6, Township 9 South, Range 3 East, Salt Lake Meridian; thence West 264 feet; thence South 5.02 feet; thence South 89°37'51" West 1023.02 feet; thence South 331.59 feet; thence East 78 rods; thence North 20.80 rods to the point of beginning.

LESS AND EXCEPT THEREFROM all that portion conveyed to Utah County, a body corporate and politic, by Quit Claim Deed recorded August 4, 1930 as Entry No. 5815 in Book 282 at Page 171 of Official Records, more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 29.59 chains; thence West 0.15 chains; thence North 0°05' East 29.59 chains; thence East 0.11 chains to the place of beginning.

(Note: for informational purposes only: known as Tax Parcel No. 29:050:0033)

PARCEL 3:

Beginning at a fence corner of the North line of 9200 South Utah County Road, said point being North 43.73 feet and East 1690.70 feet, according to Utah Coordinate Bearings, Central Zone, from the West quarter corner of Section 6, Township 9 South, Range 3 East, Salt Lake Meridian; thence North 00 05' 28" West along a fence 658.20 feet to a fence corner; thence North 89 16' 00" East along a fence 974.05 feet to the East line of a concrete ditch and the West line of 400 East Utah County Road; thence along said East line of said concrete ditch and the West line of 400 East Utah County Road South 00 18' 47" East 658.11 feet to a fence on the North line of 9200 South Utah County Road; thence along said fence on the North line of 9200 South Utah County Road, South 89 15' 47" West 976.60 feet to the point of beginning.

(Note: for informational purposes only: known as Tax Parcel No. 29:050:0071)

PARCEL 4:

Beginning at a fence corner of the East of Utah County Road 400 East, said point being South 216.29 feet and East 38.27 feet according to Utah Coordinate Bearings Central Zone from the North Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°59'42" East 418.36 feet to a fence corner; thence North 00°51'17" West along a fence 201.04 feet to a fence corner on the South line of Utah County Road 8800 South (aka Powerhouse Road); thence North 89°22'43" East along a fence on said South line of 8800 South 240.11 feet to a fence corner; thence department said South line of 8800 South, South 00°10'46" East along a fence 205.42 feet to a fence corner; thence South 00°54'23" East along a fence 406.38 feet; thence South 00°33'37" East along a fence 695.82 feet to a fence corner; thence South 89°09'38" West along a fence 662.131 feet to a fence corner on the East side of a Utah County Road 400 East; thence North 00°22'27" West along said road 1113.66 feet to the point of beginning.

(Note: for informational purposes only: known as Tax Parcel No. 29:050:0095)