

Recording Requested by:
First American Title Company, LLC
578 South State Street
Orem, UT 84058
(801)224-8676

AFTER RECORDING RETURN TO:
Nelson Brothers Uptown, LLC
16 B Journey
Aliso Viejo, CA 92656

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **320-5649832 (dma)**
A.P.N.: **18-027-0020 and 18-027-0021**

Harold B. Arnett and Penee L. Arnett as to Parcel 1 and James R. Franson, Successor Trustee of The Franson Family Trust, dated July 14, 2003 as to Parcel 2, Grantor, of **Orem, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

Nelson Brothers Uptown, LLC, Grantee, of **Orem, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2014** and thereafter.

Witness, the hand(s) of said Grantor(s), this **March 12, 2015**.

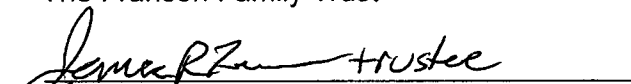


Harold B. Arnett



Penee L. Arnett

The Franson Family Trust


James R Franson , Trustee

STATE OF Utah)
County of Utah)ss.

On 3-12-15, before me, the undersigned Notary Public, personally appeared **Harold B. Arnett and Penee L. Arnett as to Parcel 1 and James R. Franson, Successor Trustee of The Franson Family Trust, dated July 14, 2003 as to Parcel 2**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 11-1-15

[Signature]
Notary Public

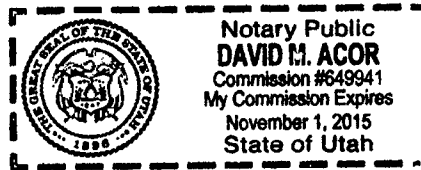


Exhibit "A"**Parcel 1:**

Commencing at a point located South $00^{\circ}29'39''$ East along the Section line 146.02 feet and East 1507.32 feet from the West quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South $19^{\circ}28'45''$ East along a fence line 332.31 feet; thence South $89^{\circ}07'28''$ West 100.05 feet; thence North $19^{\circ}28'45''$ West along a fence line 331.10 feet; thence North $88^{\circ}28'00''$ East 99.67 feet to the point of beginning.

Parcel 2:

Commencing at a point located South $00^{\circ}29'39''$ East along the Section line 146.02 feet and East 1507.32 feet from the West quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North $88^{\circ}28'00''$ East 101.52 feet; thence South $19^{\circ}28'45''$ East along a fence line 333.54 feet; thence South $89^{\circ}07'28''$ West 101.91 feet; thence North $19^{\circ}28'45''$ West along a fence line 332.31 feet to the point of beginning.