

WHEN RECORDED RETURN TO:

GRANTEE
380 N. 850 E
Lehi, UT 84043

SPECIAL WARRANTY DEED

SWEETPEA PROPERTIES, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to LEHI 850 East, LLC, a Utah limited liability company

GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID#: 45:358:0305


Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 23rd day of December, 2020.

SWEETPEA PROPERTIES, LLC



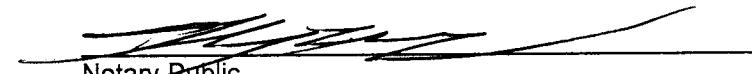
JOANNA RENDI
Manager/Member



DONALD K. MACDONALD
Manager/Member

State of Utah
County of Salt Lake

On this 23rd day of December, 2020, before me, the undersigned Notary Public, personally appeared JOANNA RENDI and DONALD K. MACDONALD who are the Manager/Members of SWEETPEA PROPERTIES, LLC 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.



Notary Public
My commission expires: January 18, 2022

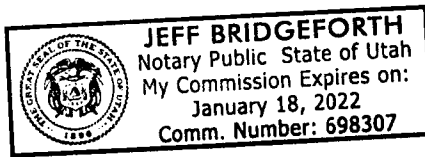


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 301, LEHI CITY PLAZA, PHASE III, according to the official plat thereof, as recorded in the office of the County Recorder, Utah County, State of Utah. LESS AND EXCEPTING a parcel of land in fee for the widening of existing I-15, known as Project No. S-I15-6(228)280 being part of an entire tract of property situate in Lot 301, LEHI CITY PLAZA, PHASE III, according to the official plat thereof, recorded November 26, 2002, as Entry No. 143100:2002, Map No. 9804 in the office of the Utah County Recorder, in the Southeast quarter of Section 9, and the Northeast quarter of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows: Beginning at the intersection of the existing Westerly highway right of way and no-access line of I-15 and the Southerly highway right of way line of US-89 (State Street) being the Northeast corner of said Lot 301; and running thence South 17°44'36" East 53.32 feet along the Easterly boundary line of said entire tract and the existing Westerly highway right of way and no-access line of I-15 to a point 127.00 feet radially distant Southwesterly from the right of way control line of said Project, opposite approximate Engineers Station 2105+38.42; thence North 31°03'08" West 71.75 feet to the Northerly boundary line of said Lot 301 at point 125.00 feet radially distant Southwesterly from the right of way control line of said Project, opposite approximate engineers Station 2106+13.00; thence South 62°45'53" East 23.35 feet along said Northerly boundary line to the point of beginning as shown on the Official Map of said Project on file in the Office of the Utah Department of Transportation.

Tax Parcel No.: 45:358:0305