

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:

Osmond Designs Orem, LLC
c/o Heather Osmond
781 North Country Manor Lane
Alpine, UT 84004

First American Title
National Commercial Services
NCS File # 934001

Escrow No. NCS-934001-SLC1
A.P.N.: 48:420:0006

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

SPECIAL WARRANTY DEED
(LIMITED LIABILITY COMPANY)

OUTLETS AT TRAVERSE MOUNTAIN, LLC, a Delaware limited liability company ("Grantor"), hereby CONVEYS AND WARRANTS against all claiming by, through or under it to:

OSMOND DESIGNS OREM, LLC, a Utah limited liability company ("Grantee"), for the sum of TEN DOLLARS and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the tract of land in Utah County, State of Utah described on Exhibit "A" attached hereto and incorporated herein by reference.

The covenants provided hereby are subject to real property taxes and assessments and to all easements, encumbrances, covenants, conditions, restrictions, reservations, rights-of-way, and other matters of record in the office of the Utah County Recorder as of the date hereof and that affect the land described herein, or which could be determined upon reasonable inspection and investigation of whatever kind or nature.

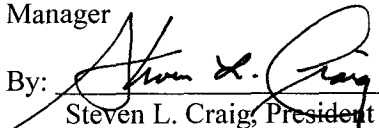
Excepting therefrom and reserving to Grantor all oil, gas, mineral and hydrocarbon substances in and under said land, but without the right of surface entry to a depth of 500 feet, measured from the surface thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its proper manager duly authorized this 13th of March, 2019 and to be effective March 15, 2019.

OUTLETS AT TRAVERSE MOUNTAIN, LLC,
a Delaware limited liability company

By: Craig Realty Group – Traverse Mountain, LLC,
a California limited liability company
its Manager

By: Eureka Realty Partners, Inc.,
a California corporation
Manager

By: 
Steven L. Craig, President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
 } SS
County of Orange }

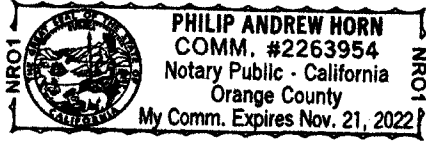
On March 13, 2019 before me, Philip Andrew Horn, Notary Public
(insert name and title of the officer)

personally appeared STEVEN L. CRAIG, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Phil Horn



(Seal)

EXHIBIT "A"

REAL PROPERTY

The Land is that certain real property located in the City of Lehi, County of Utah, State of Utah, more particularly described as follows:

ALL OF LOT 6, PLAT "B", OUTLETS AT TRAVERSE MOUNTAIN SUBDIVISION RECORDED NOVEMBER 13, 2013, AS ENTRY NO. 104844:2013 AND AS MAP FILING NO. 14075, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

APN: 48:420:0006