

Mail Recorded Deed and Tax Notice To:
Vista Heights Investments, LLC, a Utah limited liability company
360 North 700 West STE G
North Salt Lake, UT 84054



File No.: 98088-JP

SPECIAL WARRANTY DEED

NewVistas Property Holdings, LLC who acquired title as NewVista Property Holdings, LLC,
NewVistas Property Holdings, LLC, a Utah limited liability company, as to Parcels 1, 2, 7 *as to
GRANTOR(S) of Orem, State of Utah, hereby Conveys and Warrants against all who claim by, through, or **Parcels 3**
under the grantor to through 6,
Vista Heights Investments, LLC, a Utah limited liability company

GRANTEE(S) of North Salt Lake, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 35-082-0002, 35-082-0003, 47-307-0001, 35-082-0006, 35-612-0001, 47-306-0001 and
35-095-0014 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 2nd day of March, 2018.

NewVistas Property Holdings, LLC, a Utah limited liability company

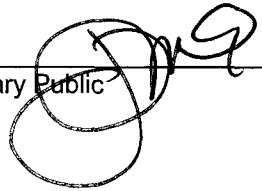
BY: 
Wendy Copleh
Manager

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STATE OF UTAH

COUNTY OF UTAH

On the 2nd day of March, 2018, personally appeared before me Wendy Coplen, who acknowledged himself/herself to be the Manager of NewVistas Property Holdings, LLC, a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public 

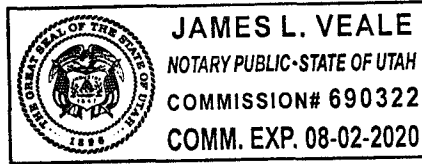


EXHIBIT A**PARCEL 1:**

Lot 14A, PLAT "C", BILLINGS TECHNOLOGY PARK SUBDIVISION, Provo, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's office.

PARCEL 2:

Lot 15A, PLAT "C", BILLINGS TECHNOLOGY PARK SUBDIVISION, Provo, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's office, being more particularly described as follows:

Beginning at a point which is North 457.91 feet and West 405.12 feet from the North quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along a 1910.08 foot radius curve to the right 131.80 feet, whose central angle is 03°57'12" and whose long chord bears South 26°22'49" East 131.77 feet; thence South 24°24'10" East 233.53 feet; thence South 73°18'09" West 243.33 feet; thence North 22°01'50" West 192.79 feet along the Easterly boundary of a 56 foot city road; thence on a 3458.96 foot radius curve to the left 97.77 feet whose central angle is 01°37'10" and whose long chord bears North 22°50'26" East 97.77 feet; thence North 55°00'00" East 229.75 feet to the point of beginning.

PARCEL 3:

Lot 1, PLAT "C", NOVATEK, Including a Vacation of Lots 16A1 and 16A2, Billings Technology Park Plat "C" Subdivision, according to the official plat thereof on file and of record in the Utah County Recorder's office.

PARCEL 4:

Lot 16A3, PLAT "C", BILLINGS TECHNOLOGY PARK SUBDIVISION, according to the official plat thereof on file and of record in the Utah County Recorder's office.

PARCEL 5:

All of Lot 1, PLAT "A", AMENDED BIRKA POINTE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

PARCEL 6:

Lot 1, AMENDED PLAT "D", NOVATEK SUBDIVISION, Provo, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's office.

PARCEL 7:

A portion of Parcel 1 of NEW VISTA SUBDIVISION PLAT "A", more particularly described as follows:

Beginning at a point which is South 983.74 feet and East 867.88 feet from the North quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence Southeasterly on a 1148.64 foot radius curve to the right 468.16 feet having a central angle of 23°21'09" and whose long chord bears South 23°10'59" East 464.93 feet; thence South 65°35'50" West 450.20 feet to the Easterly boundary of an L.A. & S.L. and D & R.G.W. Right of Way Line; thence along said right of way North 24°24'10" West 445.22 feet; thence South 64°30'38" West 99 feet; thence North 24°24'10" West 10.873 feet; thence North 64°30'38" East 559.20 feet to the point of beginning.