

Mail Recorded Deed & Tax Notice To:

RFTP, LLC
Attn: Tyler Horan
42 East 1100 South, Suite 1B
American Fork, Utah 84003

(Space Above for Recorder's Use)

GENERAL WARRANTY DEED

Rooftops 103, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants to

RFTP, LLC, a Utah limited liability company,

GRANTEE(S), of American Fork, 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.: 25-063-0039 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions,
restrictions, reservations and easements of record; and all applicable zoning laws and
ordinances.

[Signature on following page]

Dated this JUNE 3, 2024.


Rooftops 103, LLC, a Utah limited liability Company

By: 
Name: GREG BIRD
Title: MANAGER

STATE OF UTAH

COUNTY OF UTAH

On 6/3/2024, before me, personally appeared GREG BIRD, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Rooftops 103, LLC, a Utah limited liability company.


Notary Public

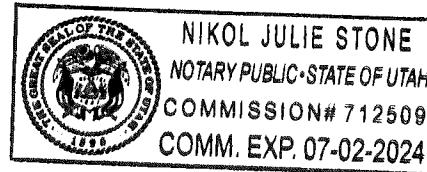


EXHIBIT A
Legal Description

BEGINNING AT A POINT WHICH LIES SOUTH 01°27'10" EAST 1252.52 FEET ALONG THE SECTION LINE AND WEST 207.99 FEET FROM THE NORTH 1/4 CORNER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EXISTING BOUNDARY OF THE ROOFTOPS. PHASE 1 THE FOLLOWING FOUR (4) COURSES TO WIT: (1) SOUTH 77.23 FEET, (2) SOUTHWESTERLY 12.57 FEET ALONG THE ARC OF A 8.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS SOUTH 45°00'00" WEST 11.31 FEET, (3) WEST 29.24 FEET, (4) SOUTH 129.67 FEET; THENCE WEST 476.87 FEET; THENCE NORTH 347.45 FEET; THENCE NORTH 01°14'08" WEST 407.14 FEET; THENCE NORTH 89°40'35" EAST 253.12 FEET; THENCE NORTH 88°48'03" EAST 100.36 FEET; THENCE NORTH 89°33'01" EAST 201.44 FEET; THENCE SOUTH 90.01 FEET; THENCE WEST 42.00 FEET; THENCE SOUTH 44.00 FEET; THENCE SOUTHEASTERLY 15.71 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH TO CENTRAL ANGLE 90°00'00" THE CHORD BEARS SOUTH 45°00'00" EAST 14.14 FEET; THENCE SOUTH 75.23 FEET; THENCE WEST 176.49 FEET; THENCE SOUTH 325.46 FEET ALONG THE PARTIAL BOUNDARY OF THE ROOFTOPS PHASE 1; THENCE EAST 176.49 FEET ALONG THE EXISTING BOUNDARY OF THE ROOFTOPS PHASE 1 TO THE POINT OF BEGINNING.