

44-238-0001

MAIL RECORDED DEED AND TAX NOTICE TO:  
MWIC Kelton Commercial, LLC  
c/o Mountain West Investment Corporation, Manager  
201 Ferry Street SE, Suite 400  
Salem, OR 97301

169787-CAP

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### WARRANTY DEED

**MWIC Turner Road UT, LLC**, a Utah limited liability company, as to an undivided 45.50% interest, and **MWIC Parkway UT, LLC**, a Utah limited liability company, as to an undivided 54.50% interest (together "**Grantors**"), hereby convey and warrant to **MWIC Kelton Commercial, LLC**, a Utah limited liability company ("**Grantee**"), as a contribution to the capital of Grantee and other good and valuable consideration, the following tract of land described as follows:

PARCEL 1:

Lot 1, KELTON APARTMENTS PHASE 1 PLAT, American Fork, Utah, according to the official plat thereof on file in the office of the Utah County Recorder.

PARCEL 1A:

A nonexclusive reciprocal access and utility easement, appurtenant to Parcel 1 above, as set forth and defined in that certain Declaration of Access and Utility Easement and Maintenance Declaration recorded as Entry No. 38739:2023 in the office of the Utah County Recorder.

Free of encumbrances except as set forth in **Exhibit A**, attached hereto and incorporated herein.

[Signature Pages to Follow]

Dated June 9, 2023.

**MWIC Turner Road UT, LLC,**  
a Utah limited liability company

**By: Mountain West Investment Corporation,**  
Manager

By: *Jason E. Tokarski*  
Jason E. Tokarski, Vice President

State of OREGON )  
                                  )     ss.  
County of MARION )

On this 9 day of June, 2023, personally appeared before me, Jason E. Tokarski, who being duly sworn, did say that he is the Vice President of Mountain West Investment Corporation, Manager of MWIC Turner Road UT, LLC, a Utah limited liability company, and that said instrument was signed on behalf of said company by authority of its certificate of organization or its operating agreement, and that Jason E. Tokarski acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

*Kaylee Krista Bernards*  
Notary Public



Dated June 9, 2023.

**MWIC Parkway UT, LLC,**  
a Utah limited liability company

**By: Mountain West Investment Corporation,**  
Manager

By: *Jason E. Tokarski*  
Jason E. Tokarski, Vice President

State of OREGON )  
                                  )     ss.  
County of MARION )

On this 9 day of June, 2023, personally appeared before me, Jason E. Tokarski, who being duly sworn, did say that he is the Vice President of Mountain West Investment Corporation, Manager of MWIC Parkway UT, LLC, a Utah limited liability company, and that said instrument was signed on behalf of said company by authority of its certificate of organization or its operating agreement, and that Jason E. Tokarski acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

*Kaylee Krista Bernards*  
Notary Public

