

After Recording Return to:
MWIC Parkway UT, LLC
MWIC Turner Road UT, LLC
201 Ferry St SE, Ste. 400
Salem, OR 97301

QUIT CLAIM DEED

Olive Tree Enterprises, L.L.C., a Utah limited liability company, (hereafter "Grantor"), for the sum of ten dollars (\$10.00) and other good and valuable consideration, hereby quit claims to:

MWIC Parkway UT, LLC, a Utah limited liability company, as to an undivided 54.5 percent interest, and MWIC Turner Road UT, LLC, a Utah limited liability company, as to an undivided 45.5 percent interest, (hereafter "Grantee")

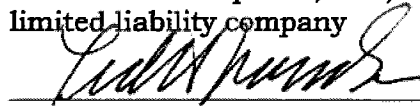
all of Grantor's interest in and to that certain real property situated in Utah County, Utah, and more particularly described as follows:

(SEE ATTACHED EXHIBIT "A")

DATED effective this ^{1st} day of *Apr*, 2021.

GRANTOR:

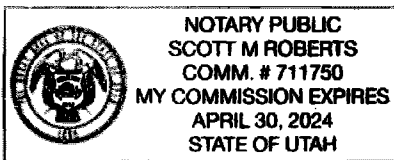
Olive Tree Enterprises, LLC, a Utah limited liability company


By: Ted H. Frandsen, Manager

STATE OF UTAH)
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County of Utah)

On this ^{1st} day of *April*, 2021, personally appeared before me Ted H. Frandsen, who being by me duly sworn, did say that he is the Manager of Olive Tree Enterprises, L.L.C., a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of its articles of organization or its operating agreement, and that the said Ted H. Frandsen acknowledged to me that said limited liability company executed the same.


Notary Public



Attached to Quit Claim Deed
MWIC Parkway UT, LLC
MWIC Turner Road UT, LLC
Tax Nos. 13-040-0123 and 13-040-0124

EXHIBIT "A"

Kelton Apartments

Olive Tree Parcel No. 1

Beginning at a point being North 89°59'22" East 1,195.73 feet along section line and South 45.03 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence Northwesterly 31.53 feet along the arc of a 20.00 foot radius curve to the right (center bears North 00°36'30" East and the chord bears North 44°13'28" West 28.37 feet with a central angle of 90°20'03");

thence North 00°56'33" East 4.43 feet;

thence Southeasterly 30.97 feet along the arc of a 20.00 foot radius curve to the left (center bears North 89°19'19" East and the chord bears South 45°02'18" East 27.97 feet with a central angle of 88°43'13");

thence South 89°23'30" East 540.94 feet;

thence Southwesterly 12.62 feet along the arc of a 15.00 foot radius curve to the right (center bears North 47°35'02" West and the chord bears South 66°30'44" West 12.25 feet with a central angle of 48°11'32");

thence North 89°23'30" West 529.78 feet to the point of beginning.

Contains 2,788 Square Feet or 0.064 Acres

Olive Tree Parcel No. 2

Beginning at a point being North 89°59'22" East 1,123.41 feet along section line and North 394.55 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 12°38'53" West 5.33 feet;

thence Northwesterly 92.43 feet along the arc of a 708.00 foot radius curve to the right (center bears North 77°21'07" East and the chord bears North 08°54'29" West 92.36 feet with a central angle of 07°28'47");

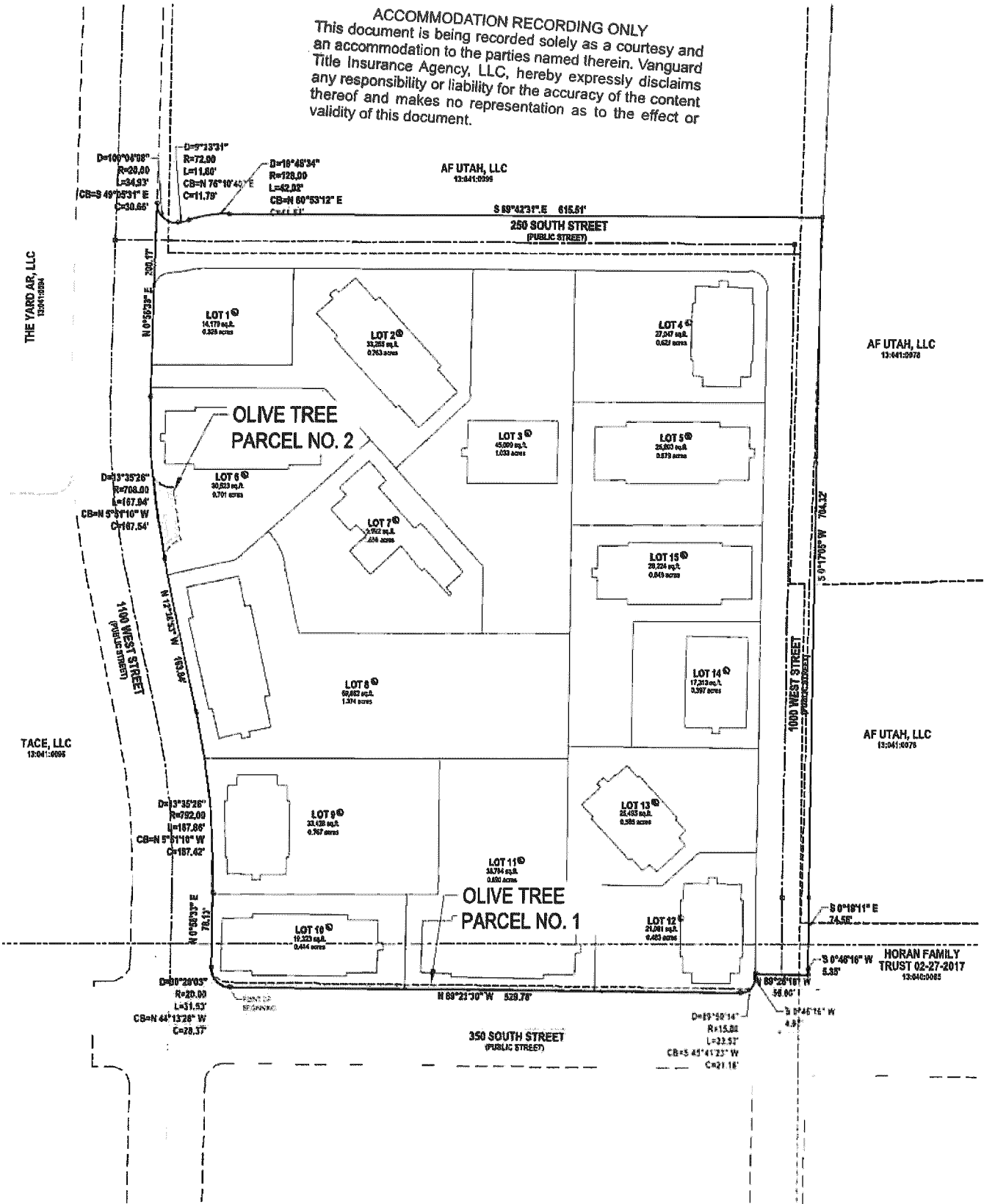
thence Southeasterly 32.46 feet along the arc of a 20.00 foot radius curve to the left (center bears North 83°52'18" East and the chord bears South 52°37'48" East 29.02 feet with a central angle of 93°00'11");

thence South 09°06'52" East 56.00 feet;

thence Southwesterly 32.05 feet along the arc of a 20.00 foot radius curve to the left (center bears South 09°08'00" East and the chord bears South 34°57'41" West 28.73 feet with a central angle of 91°48'38") to the point of beginning.

Contains 1,399 Square Feet or 0.032 Acres

ACCOMMODATION RECORDING ONLY
 This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Vanguard Title Insurance Agency, LLC, hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof and makes no representation as to the effect or validity of this document.



<p>PROJECT# 8799H DATE 3/31/21</p> <p>1 OF 1</p> <p>HLL: S0PLAT-APARTMENTS</p>	<p>KELTON APARTMENTS PHASE 1 301 SOUTH 1100 WEST AMERICAN FORK, UTAH OLIVE TREE PARCEL EXHIBIT</p>	<p>NEIGHBORLY VENTURES 2825 RIVER RD S. STE 100 SALEM, OREGON 97302 PHONE: 503-584-4593</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4448 www.ensignang.com</p> 
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