

When recorded mail to (Tax Mailing Address):

Grantee

748 W. Heritage Park Blvd., Ste 203

Layton, UT 84041

MTC File No. 281828

SPECIAL WARRANTY DEED

Pamela Crowther, as to a 4.41196% undivided interest, Tera Lucky, as to a 15.93134% undivided interest, Samuel Crowther, as to a 15.93134% undivided interest, David Crowther, as to a 15.93134% undivided interest, Rebecca Whittaker, as to a 15.93134% undivided interest, Ann Crowther, as to a 15.93134% undivided interest, and Idena Ward, as to a 15.93134% undivided interest, all as tenants in common, GRANTORS for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

Cedar Shops Partners, LLC, a Utah limited liability company,

as GRANTEE(S), the following described real property situated in Iron County, State of Utah, to-wit:

PARCEL 1: [B-0010-0001-0001-16]

LOT 16, OLD FIELD INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE.

EXCEPTING THAT PORTION LYING WITHIN INDUSTRIAL ROAD.

ALSO

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, OLD FIELD INDUSTRIAL PARK SUBDIVISION; THENCE SOUTH 0°42'27" WEST 17.22 FEET TO THE NORTH LINE OF INDUSTRIAL ROAD; THENCE SOUTH 83°12'32" WEST ALONG THE NORTH LINE OF INDUSTRIAL ROAD 160.89 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5620.05 FEET A DISTANCE OF 107.80 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 83°45'30" WEST 107.79 FEET); THENCE NORTHWESTERLY AROUND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 24.93 FEET (THE CHORD OF SAID CURVE BEARS NORTH 48°05'47" WEST 22.16 FEET); THENCE NORTH 0°29'00" WEST 17.14 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY AROUND THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 24.93 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 48°05'16" EAST 22.16 FEET); THENCE NORTHEASTERLY

AROUND THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 5609.65 FEET A DISTANCE OF 105.90 FEET (THE CHORD OF SAID CURVE BEARS NORTH 83°44'59" EAST 105.90 FEET); THENCE NORTH 83°12'32" EAST 163.14 FEET TO THE POINT OF BEGINNING.

PARCEL 2: [B-0026-0002-0000]

BEGINNING AT A POINT ON THE NORTH LINE OF 400 NORTH STREET WHICH BEARS SOUTH 72°55'22" WEST 1115.36 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°41'15" EAST ALONG THE NORTH LINE OF 400 NORTH STREET 160.23 FEET TO THE EXISTING WEST LINE OF 700 WEST STREET; THENCE NORTH 00°25'45" WEST 65.98 FEET ALONG SAID STREET LINE; THENCE SOUTH 89°41'15" WEST 160.23 FEET; THENCE SOUTH 0°30'00" EAST 65.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3: [B-0010-0001-0001-11]

ALL OF LOT 11, OLD FIELD INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Parcel No. B-0010-0001-0001-16, B-0026-0002-0000, B-0010-0001-0001-11

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

00752895 B: 1508 P: 63

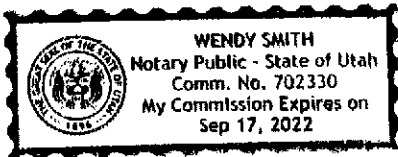
In witness whereof, the grantors have executed this instrument this 24 day of August, 2020.

Pamela A Crowther
Pamela Crowther

STATE OF Utah)
):SS
COUNTY OF Iron)

The foregoing instrument was acknowledged before me this 24 day of August, 2020, by Pamela Crowther, as to a 4.41196% undivided interest.

Wendy Smith
Notary Public



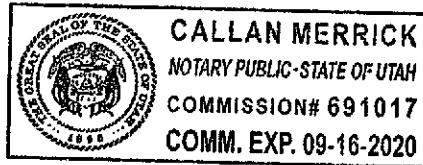
In witness whereof, the grantors have executed this instrument this 24th day of August, 2020.

Tera Lucky
Tera Lucky

STATE OF Utah)
COUNTY OF Salt Lake) :ss

The foregoing instrument was acknowledged before me this 24th day of August, 2020, by Tera Lucky, as to a 15.93134% undivided interest.

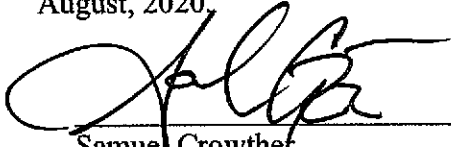
Callan Merrick
Notary Public



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Special Warranty Deed


In witness whereof, the grantors have executed this instrument this 24 day of August, 2020.



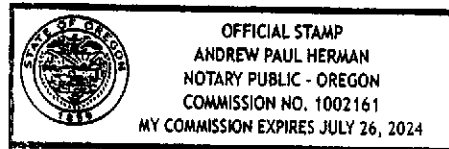
Samuel Crowther

STATE OF 50th Oregon)
COUNTY OF Tuolumne)
:SS


The foregoing instrument was acknowledged before me this 24 day of August, 2020, by Samuel Crowther, as to a 15.93134% undivided interest.



Notary Public

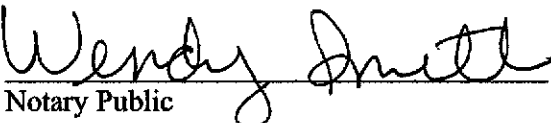


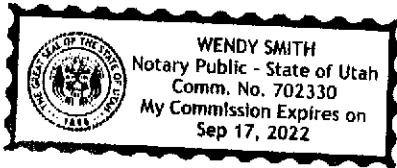
In witness whereof, the grantors have executed this 24 day of August, 2020.


David Crowther

STATE OF Utah)
 :SS
COUNTY OF Iron)

The foregoing instrument was acknowledged before me this 24 day of August, 2020, by David Crowther, as to a 15.93134% undivided interest.


Notary Public



In witness whereof, the grantors have executed this instrument this 24 day of August, 2020.

Rebecca Whittaker
Rebecca Whittaker

STATE OF UTAH)
) :SS
COUNTY OF IRON)

The foregoing instrument was acknowledged before me this 24 day of August, 2020, by Rebecca Whittaker, as to a 15.93134% undivided interest.

Patricia M. Chaplin
Notary Public



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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
County of Ventura

On 08/25/2020 before me, Nicholas Manuel Rodriguez Jr., Notary Public
(insert name and title of the officer)

personally appeared Ann Crowther
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Nicholas Manuel Rodriguez Jr. (Seal)

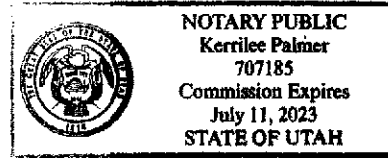
In witness whereof, the grantors have executed this instrument this 25th day of August, 2020.

[Handwritten Signature]
Idena Ward

STATE OF UTAH)
) :SS
COUNTY OF CACHE)

The foregoing instrument was acknowledged before me this 25th day of August, 2020, by Idena Ward, as to a 15.93134% undivided interest.

[Handwritten Signature]
Notary Public



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