

WHEN RECORDED, RETURN TO:

Paul M. Harman, Esq
JONES WALDO LAW FIRM
170 South Main Street, Suite 1500
Salt Lake City, UT 84101

ENT 79153:2014 PG 1 of 3
Jeffery Smith
Utah County Recorder
2014 Nov 03 03:54 PM FEE 14.00 BY EO
RECORDED FOR First American Title Insurance
ELECTRONICALLY RECORDED

NCS-692130

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, **VINEYARD PROPERTIES OF UTAH, LLC**, a Utah limited liability company ("Grantor"), having a mailing address at c/o Martin Snow, 435 North 1200 West, Lindon, Utah, 84042, hereby CONVEYS AND WARRANTS, against those claiming by, through and under the Grantor and not otherwise, to **4LIFE PROPERTIES, LLC**, a Utah limited liability company (the "Grantee"), having a mailing address at 9850 South 300 West, Sandy, UT 84070, all the Grantor's right, title and interest in and to that certain tract of land located in Utah County, State of Utah, as described in Exhibit "A" attached hereto (the "Subject Property").

SUBJECT TO all restrictions, reservations and other conditions of record as may be disclosed by a record examination of title.

TO HAVE AND TO HOLD the Subject Property, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever. The Grantor does hereby covenant to and with the Grantee that the Grantee is owner in fee simple of the Subject Property and that the Grantor will warrant and defend the same from all lawful claims whatsoever arising by, through and under the Grantor and not otherwise.

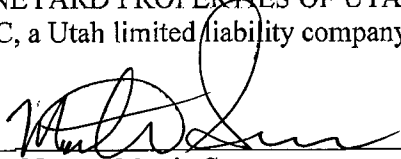
The undersigned further hereby acknowledges and affirms to the below named Notary Public that the undersigned appeared before such Notary Public and either executed this Deed before such Notary Public or acknowledged to such Notary Public that the undersigned executed this Deed for the purposes stated in it.

THE INTEREST CONVEYED IN THIS DEED IS SUBJECT TO AN ENVIRONMENTAL COVENANT, DATED NOVEMBER 18, 2008, RECORDED WITH THE UTAH COUNTY RECORDER ON NOVEMBER 18, 2008, AS ENTRY NO. 123137:2008, AND CONTAINS ACTIVITY AND USE LIMITATIONS AS SET FORTH IN THE ENVIRONMENTAL COVENANT. NOTICE OF ANY CONVEYANCE OR OWNERSHIP CHANGE SHALL BE PROVIDED TO THE EXECUTIVE SECRETARY OF THE UTAH DIVISION OF ENVIRONMENTAL QUALITY, SOLID AND HAZARDOUS WASTE DIVISION WITHIN 30 DAYS OF ANY CONVEYANCE.

DATED as of the 3 day of November, 2014.

GRANTOR:

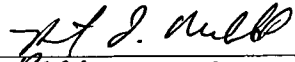
VINEYARD PROPERTIES OF UTAH,
LLC, a Utah limited liability company

By: 
Print Name: Martin Snow
Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 03 day of November, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Martin Snow, to me personally known to be the person described in and who executed the foregoing instrument, who, being by me first duly sworn, stated that he is the Manager of Vineyard Properties of Utah , LLC and that he executed such instrument on behalf of said limited liability company as the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: 
Printed Name: ROBERT J. McDONALD
My Commission Expires: 08-06-2016

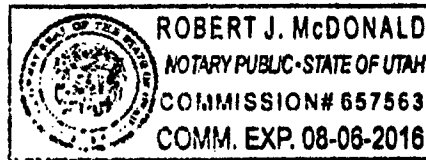


EXHIBIT "A"

Legal Description of Subject Property

PARCEL 1:

LOT 16, EASTLAKE AT GENEVA, INDUSTRIAL BUSINESS PARK PHASE I AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE UTAH COUNTY, UTAH RECORDER ON JUNE 24 2008 AS ENTRY NO 72829:2008 IN BOOK 38 OF PLATS AT PAGE 24.

LOT 16 TAX SERIAL NUMBER: 38:424:0016

PARCEL 2:

RIGHTS AND BENEFITS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED MARCH 8, 2005 AS ENTRY NO. 24145:2005 OF OFFICIAL RECORDS.

PARCEL 3:

RIGHTS, BENEFITS AND EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 1, RECORDED DECEMBER 07, 2007 AS ENTRY NO. 170124:2007 OF OFFICIAL RECORDS.

PARCEL 4:

RIGHTS AND BENEFITS CREATED BY THAT CERTAIN NON-EXCLUSIVE ASSIGNMENT OF CROSSING RIGHTS DATED JANUARY 29, 2008, BY AND BETWEEN ANDERSON GENEVA, LLC,

ICE CASTLE RETIREMENT FUND, L.L.C. AND ANDERSON GENEVA DEVELOPMENT, INC. AND RECORDED FEBRUARY 01, 2008 AS ENTRY NO. 12004:2008.