

WHEN RECORDED, MAIL TO:
Mateo Holdings, LLC
858 South 500 East
Payson, UT

WARRANTY DEED

The Redevelopment Agency of Payson City, grantor, hereby CONVEY and WARRANT to Mateo Holdings, LLC, grantee for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Tax ID No.: 30:062:0049

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this August 30, 2017.

The Redevelopment Agency of Payson City

BY: [Signature]
Richard D. Moore
Mayor

STATE OF Utah
COUNTY OF Utah

This instrument was acknowledged before me on August 30, 2017 by Richard D. Moore, Mayor, on behalf of The Redevelopment Agency of Payson City.

[Signature]
Notary Public

My Commission Expires: 10-19-18

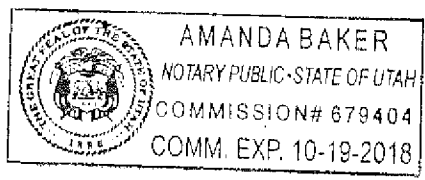


EXHIBIT A

A parcel of real property located in the *NE Quarter of Section 18*, T. 9 S., R. 2 E., S.L.B. & M., in Payson City, Utah. More particularly described as follows:

Commencing at a point which is N. 89°30'12" E. 305.09 feet along the Section Line and South 1.96 feet from the North 1/4 Corner of Section 18, T. 9 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is on the Southerly Boundary Line of a Parcel of land having a Serial # of 30:022:0080 and described in a Special Warranty Deed known as Entry 4206:2011 on Record in the Utah County Recorder's Office); thence N. 89°18'27" E. 265.87 feet along said Southerly Boundary Line; thence South 0.08 feet to the North Boundary Line of a Parcel of land having a Serial # of 30:062:0035 and described in a Warranty Deed known as Entry 65531:1997 on Record in the Utah County Recorder's Office; thence N. 88°55'56" E. 239.69 feet along said North Boundary Line; thence N. 89°29'31" E. 21.45 feet along said Boundary Line; thence N. 8°43'39" E. 2.13 feet more or less to the South Boundary of Lot 14, Payson Business Park, Plat "D"; thence S. 87°02'51" E. 117.62 feet along said South Boundary Line; thence S. 88°20'55" E. 41.97 feet along said South Boundary Line to the Northwesterly Right of Way Line of American Way; thence along said Right of Way Line for the next 4 calls, along a Non-Tangent Curve to the Right, the Radius is 606.50 feet, the Arc Length is 48.43 feet, the Chord Bearing is S. 49°18'58" W. the Chord Length is 48.42 feet; thence S. 48°25'29" W. 80.83 feet; thence S. 59°00'59" W. 536.93 feet; thence along a Curve to the Left, the Radius is 1044.45 feet, the Arc Length is 166.03 feet, the Chord Bearing is S. 54°27'51" W. the Chord Length is 165.86 feet to the Westerly Boundary of Parcel of land having a Serial # of 30:062:0035 and described in a Warranty Deed known as Entry 65531:1997 on Record in the Utah County Recorder's Office; thence N. 0°43'40" E. 455.42 feet along said Easterly Boundary Line to the point of beginning.

Being a portion of 30-062-0049