

RECORDING REQUESTED  
BY, AND WHEN RECORDED,  
MAIL TO:

Highland Mains Partners, LLC  
c/o MNG Management, LLC  
415 South Cedros Avenue,  
Suite 240 Solana Beach,  
California 92075

MAIL TAX STATEMENT TO:  
Same as above.

Parcel No. 67:203:004

{Space Above For Recorder's Use}

**SPECIAL WARRANTY DEED**

**MNG HIGHLAND DEVELOPMENT, LLC**, a California limited liability company ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, and effective as of December 23, 2024, CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor, to **HIGHLAND MAINS PARTNERS, LLC**, a California limited liability company ("Grantee"), whose mailing address is 415 South Cedros Avenue, Suite 240, Solana Beach, California 92075, all of Grantor's right, title and interest in and to that certain real property (the "Property") situated in the County of Utah, State of Utah, more particularly described on Exhibit "A" attached hereto and made a part hereof;

TOGETHER WITH all buildings, fixtures and improvements thereon, and all water rights, mineral rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with the Property belonging, unto Grantee, its successors and assigns;

SUBJECT TO: taxes and assessments which are not yet due or payable; patent reservations; all covenants, conditions, restrictions, reservations, easements, declarations, encumbrances, liens, obligations and liabilities or other matters recorded in the official records of Utah County, Utah (the "Records") or to which reference is made in the Records; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable municipal, county, state or federal zoning and use regulations;

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

[Remainder of page intentionally left blank.]

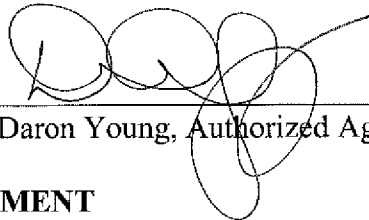
[SIGNATURE PAGE – SPECIAL WARRANTY DEED]

**GRANTOR:**

**MNG HIGHLAND DEVELOPMENT, LLC,**  
a California limited liability company

By: MNG Management, LLC,  
a California limited liability company

Its: Manager

By:   
Daron Young, Authorized Agent

**NOTARY 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 )  
 ) ss.  
COUNTY OF SAN DIEGO )

On **December 12, 2024**, before me, Shirley Monroy, Notary Public, personally appeared **Daron Young**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person; or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary



**EXHIBIT "A"**  
**Legal Description**

[Insert legal description.]

Commonly known as: 5418 W 11000 N, Highland, Utah 84003

LOT 4, MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION-AMENDED 2,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE UTAH  
COUNTY RECORDER