

Mail Recorded Deed and Tax Notice To:
Mountain Point Office Plaza Equity Partners, LLC, a Utah limited liability company
2940 W Maple Loop Drive, Suite L02
Lehi, UT 84043



File No.: 139746-MAU

WARRANTY DEED

Mountain Point Office Plaza Equity Partners, LLC, a Utah limited liability company

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

Mountain Point Office Plaza Equity Partners, LLC, a Utah limited liability company

GRANTEE(S) of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 23-012-0115 and 23-012-0096 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*****THIS DOCUMENT IS BEING EXECUTED TO CONSOLIDATE COUNTY TAX RECORDS*****

Dated this 26th day of May, 2021.

Mountain Point Office Plaza Equity Partners,
LLC, a Utah limited liability company

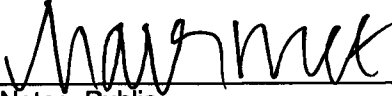
BY:


Steven Croshaw
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 26th day of May, 2021, before me, personally appeared Steven Croshaw, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Mountain Point Office Plaza Equity Partners, LLC, a Utah limited liability company.



Notary Public

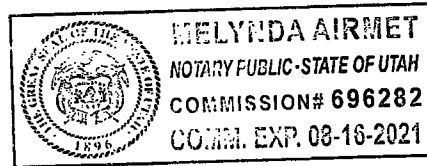


EXHIBIT A
Legal Description

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET, SAID POINT BEING NORTH 00°18'58" WEST 359.65 FEET ALONG THE SECTION LINE AND EAST 1939.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°41'58" EAST 294.05 FEET ALONG THE EXTENSION OF AND ALONG AN EXISTING FENCE LINE TO THE WEST LINE OF WILD HORSE SUBDIVISION PLAT "A"; THENCE SOUTH 00°47'06" WEST 12.91 FEET ALONG SAID SUBDIVISION; THENCE SOUTH 01°19'13" WEST 81.74 FEET ALONG SAID SUBDIVISION; THENCE SOUTH 07°18'00" WEST 20.50 FEET ALONG SAID SUBDIVISION TO THE NORTH LINE OF THAT CERTAIN BOUNDARY LINE AGREEMENT ENTRY NO. 56156:2004; THENCE SOUTH 02°32'00" EAST ALONG A FENCE LINE 75.14 FEET; THENCE SOUTH 06°05'00" EAST ALONG A FENCE LINE 44.40 FEET; THENCE SOUTH 85°20'40" WEST ALONG A FENCE LINE 104.00 FEET; THENCE SOUTH 85°53'30" WEST ALONG A FENCE LINE 30.07 FEET; THENCE NORTH 00°30'43" WEST 132.53 FEET TO A FENCE LINE; THENCE SOUTH 89°35'30" WEST ALONG A FENCE LINE AND ITS EXTENSION 162.84 FEET TO THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 00°02'31" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET 115.48 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 1.149 ACRES MORE OR LESS.
BASIS OF BEARINGS USED WAS TAKEN FROM THE UTAH COUNTY STATE PLANE COORDINATE & DEPENDENT RESURVEY PLAT, AS BEING NORTH 89°52'06" EAST BETWEEN THE EXISTING MONUMENTS AT THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 28, T.7S., R.3E., S.L.B.&M