

WHEN RECORDED, MAIL TO:  
SHOGUN PROPERTIES, LLC  
P.O. Box 2497  
Orem, UT 84059

Escrow No. 22121

**WARRANTY DEED**

KNOW WEIGH, LLC, a California limited liability company, grantor(s)  
of SHERMAN OAKS, County of LOS ANGELES, State of CALIFORNIA, hereby CONVEY(s) and  
WARRANT(s) to

SHOGUN PROPERTIES, LLC, a Utah limited liability company, grantee(s)  
of OREM, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and  
valuable consideration, the following described tract of land in UTAH County, State of Utah, to-wit:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 22, PLAT "C",  
PROVO CITY SURVEY OF BUILDING LOTS; AND RUNNING THENCE NORTH  
198.7 FEET; THENCE EAST 288.56 FEET; THENCE SOUTH 99 FEET; THENCE  
WEST 134 FEET; THENCE SOUTH 99.70 FEET; THENCE WEST 154.56 FEET TO  
THE POINT OF BEGINNING.

Tax ID# 05-066-0013

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of  
record or enforceable in law and equity and taxes for the year 2012 and each year thereafter.

WITNESS the hand of said grantor(s), this 15<sup>th</sup> day of March, 2012.

KNOW WEIGH, LLC, a California limited  
liability company

BY: JEFF KATOFSKY, Managing Member

STATE OF  
COUNTY OF

} ss.

On the \_\_\_\_\_ day of March, 2012, personally appeared before me JEFF KATOFSKY, who  
being by me duly sworn did say for himself/herself that he/she is the MANAGING MEMBER of  
KNOW WEIGH, LLC, a California limited liability company, and that the within and foregoing  
instrument was signed on behalf of said company by authority of its articles of organization and duly  
acknowledged to me that said company executed the same.

Notary Public

See attached acknowledgment

CALIFORNIA ALL-PURPOSE 2012 PG 2 of 2  
**CERTIFICATE OF ACKNOWLEDGMENT**

State of California

County of Los Angeles

On 3-15-12 before me, Judith E. Groves, Notary Public,  
(Here insert name and title of the officer)

personally appeared Jeff Kabofsky, Managing Member Know Weigh, LLC

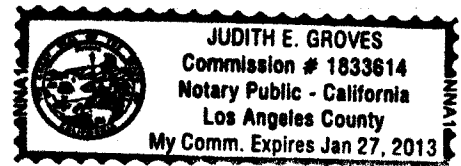
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Judith E. Groves  
Signature of Notary Public

(Notary Seal)



**ADDITIONAL OPTIONAL INFORMATION**

**INSTRUCTIONS FOR COMPLETING THIS FORM**

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**DESCRIPTION OF THE ATTACHED DOCUMENT**

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

- Individual (s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

**WHEN RECORDED, MAIL TO:**  
L. S. McCULLOUGH, II ESQ.  
CALLISTER NEBEKER & McCULLOUGH  
PARKVIEW PLAZA 1  
2180 SOUTH 1300 EAST, SUITE 600  
SALT LAKE CITY, UTAH 84106

**GRANTEE'S ADDRESS:**  
SHOGUN PROPERTIES, LLC  
P.O. BOX 2497  
OREM, UTAH 84059

Space above for County Recorder's use

Serial # 05-043-0008

**SPECIAL WARRANTY DEED**

**CHATHAM, LLC, a Utah limited liability company**, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it to **SHOGUN PROPERTIES, LLC, a Utah limited liability company**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

**COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 43, PLAT B, PROVO CITY SURVEY OF BUILDING LOTS; THENCE NORTH 199.340 FEET TO THE NORTHEAST CORNER OF LOT 3; THENCE WEST 83.500 FEET ALONG THE NORTH LINE OF LOT 3; THENCE SOUTH 53.625 FEET; THENCE EAST 9.250 FEET; THENCE SOUTH 145.715 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE EAST 74.250 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH A JOINT DRIVEWAY ON THE WEST PORTION OF SAID PROPERTY AS DESCRIBED IN THAT CERTAIN WARRANTY DEED DATED 13 AUGUST 1969, AND RECORDED 14 AUGUST 1969 AS ENTRY NO. 8316 IN BOOK 1151 AT PAGE 567 OF THE OFFICIAL RECORDS.**

WITNESS, the hand of said grantor this 30<sup>th</sup> day of March, 2012.

CHATHAM, LLC

  
\_\_\_\_\_  
Andrew James, Manager



**WHEN RECORDED, MAIL TO:**  
L. S. McCULLOUGH, II ESQ.  
CALLISTER NEBEKER & McCULLOUGH  
PARKVIEW PLAZA 1  
2180 SOUTH 1300 EAST, SUITE 600  
SALT LAKE CITY, UTAH 84106

**GRANTEE'S ADDRESS:**  
SHOGUN PROPERTIES, LLC  
P.O. BOX 2497  
OREM, UTAH 84059

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**SEE ATTACHED EXHIBIT A**

**TAX ID #: 483010101, 483010102, 483010103, 483010104, 483010105, 483010106, 483010107, 483010108, 483010109, 483010110, 483010111, 483010112, 483010201, 483010202, 483010203, 483010204, 483010205, 483010206, 483010207, 483010208, 483010209, 483010210, 483010301, 483010302, 483010303, 483010304, 483010305, 483010306, AND 483010307**

**SUBJECT TO CITY AND/OR COUNTY TAXES AND ASSESSMENTS, NOT DELINQUENT; EASEMENTS, RIGHTS-OF-WAY, COVENANTS, CONDITIONS AND RESTRICTIONS NOW OF RECORD.**

WITNESS, the hand of said grantor this 30<sup>th</sup> day of March, 2012.

**CHATHAM, LLC**

  
\_\_\_\_\_  
Andrew James, Manager

(This Notary Acknowledgment is attached to the Special Warranty Deed of Serial #05-060-0003, dated the 30 day of March, 2012)

STATE OF Utah )  
 : ss.  
COUNTY OF Utah )

On the 30 day of March, 2012, personally appeared before me, **ANDREW JAMES, MANAGER OF CHATHAM, LLC**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Michele Hillman Rowell  
NOTARY PUBLIC

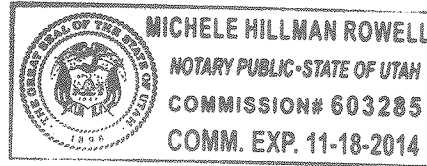


EXHIBIT "A"  
LEGAL DESCRIPTION

Units 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, and 306, Condominium Building No. 1, Omni Condominiums, as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 140490:2002 and Map Filing No. 9800, (as said record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of condominium recorded in Utah County, Utah, as Entry No. 140491:2002, (as said Declaration may have heretofore been amended or supplemented).

Together with the undivided ownership interest in and to the Common Areas and Facilities as the same are established and identified in the Declaration (as said Declaration may have heretofore been amended or supplemented).

Units 107, 108, 109, 110, 111, 112, 207, 208, 209, 210, 211, 212, 307, 308, 309, 310, 311, and 312, Condominium Building No. 2, Omni Condominiums, as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 140490:2002 and Map Filing No. 9800, (as said record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of condominium recorded in Utah County, Utah, as Entry No. 140491:2002, (as said Declaration may have heretofore been amended or supplemented).

Together with the undivided ownership interest in and to the Common Areas and Facilities as the same are established and identified in the Declaration (as said Declaration may have heretofore been amended or supplemented).

The following is shown for information purposes only:

Tax ID No. 48-301-0101 (Unit 101),  
Tax ID No. 48-301-0102 (Unit 102),  
Tax ID No. 48-301-0103 (Unit 103),  
Tax ID No. 48-301-0104 (Unit 104),  
Tax ID No. 48-301-0105 (Unit 105),  
Tax ID No. 48-301-0106 (Unit 106),  
Tax ID No. 48-301-0107 (Unit 107),  
Tax ID No. 48-301-0108 (Unit 108),  
Tax ID No. 48-301-0109 (Unit 109),  
Tax ID No. 48-301-0110 (Unit 110),  
Tax ID No. 48-301-0111 (Unit 111),  
Tax ID No. 48-301-0112 (Unit 112),

Tax ID No. 48-301-0201 (Unit 201),  
Tax ID No. 48-301-0202 (Unit 202),  
Tax ID No. 48-301-0203 (Unit 203),  
Tax ID No. 48-301-0204 (Unit 204),  
Tax ID No. 48-301-0205 (Unit 205),  
Tax ID No. 48-301-0206 (Unit 206),  
Tax ID No. 48-301-0207 (Unit 207),  
Tax ID No. 48-301-0208 (Unit 208),  
Tax ID No. 48-301-0209 (Unit 209),  
Tax ID No. 48-301-0210 (Unit 210),

Tax ID No. 48-301-0301 (Unit 301),  
Tax ID No. 48-301-0302 (Unit 302),  
Tax ID No. 48-301-0303 (Unit 303),  
Tax ID No. 48-301-0304 (Unit 304),  
Tax ID No. 48-301-0305 (Unit 305),  
Tax ID No. 48-301-0306 (Unit 306),  
Tax ID No. 48-301-0307 (Unit 307)