

When Recorded Mail To:  
Grantees, c/o Gary W. McDougal  
11576 S. State St. #102B  
Draper, UT 84020  
MTC File No. 228458

12033967  
4/21/2015 8:09:00 AM \$15.00  
Book - 10316 Pg - 4001-4003  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

## WARRANTY DEED

Gary M. Kelsch, as to an undivided 5.27% interest and GMK Investment, LTD, also known as G.M.K. Investments, LTD, as to an undivided 94.73% interest, GRANTORS, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANT to

S.A. McDougal LLC, a Utah limited liability company as to an undivided 5% interest;  
Liberty Ventures L.C., a Utah limited liability company as to an undivided 10% interest;  
GKM Family LLC, a Utah limited liability company as to an undivided 25% interest;  
Mac 8 LLC, a Utah limited liability company as to an undivided 30% interest; and  
Kenneth Scott Olson, Trustee of the KSO Revocable Trust dated May 16, 1994 as to an undivided 30% interest;

as GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

See Attached Exhibit "A"


Part of Tax Parcel No. 26-03-300-005

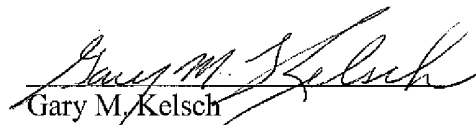
Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants and restrictions of record.

In witness whereof, the grantors have executed this instrument this 20 day of April, 2015.

GMK Investments, LTD  
By: GMK Inc, a Utah Corporation,  
Its General Partner

  
Louis K. Kelsch, President

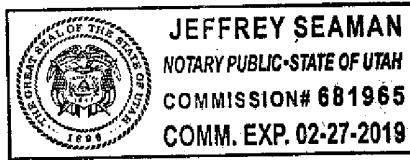
  
Louis K. Kelsch, General Partner

  
Gary M. Kelsch

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

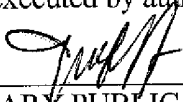
The foregoing instrument was acknowledged before me this 20 day of April, 2015, by Gary M. Kelsch.

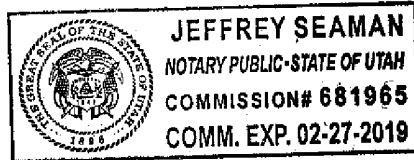
  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )


The foregoing instrument was acknowledged before me this 20 day of April, 2015, by Louis K. Kelsch, as General Partner of GMK Investments, LTD, who duly acknowledged that it was executed by authority.

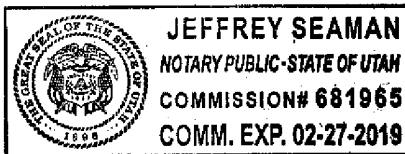
  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 20 day of April, 2015, by Louis K. Kelsch, as President of GMK Inc, a Utah corporation as the General Partner of GMK Investments, LTD, who duly acknowledged that it was executed by authority.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT "A"**  
(Attached to Warranty Deed)

MTC File No. 228458

Parcel 1 [Easterly 35 Acres]:

Beginning at the South Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'44" West 1201.5 feet along the Section Line, thence North 00°01'34" East parallel to the Quarter Section Line 1269 feet, more or less, to the South line of the property conveyed to Joseph M. Kelsch and JMK Investment, LTD by Warranty Deed recorded July 12, 2012 as Entry No. 11428273 in Book 10035 at Page 604; thence South 89°58'26" East 1201.5 feet, more or less, along the South line of the Joseph Kelsch Property, to the Quarter Section Line of said Section 3; thence South 00°01'34" West 1269 feet, more or less, along said Quarter Section Line to the point of beginning.

Part of Old Tax Parcel 26-03-300-005

Together with and Subject to a Temporary forty foot (40) foot Easement and Right of Way for a roadway, public utilities and drainage over, across and under the South forty feet of the property described below. The Grantor reserves the forgoing Easement over, across and under the property conveyed under this Warranty Deed (herein the Road Easement). The Road Easement shall benefit both the Grantor and the Grantee. The Grantor shall cooperate with the Grantee to obtain approval from the City Of West Jordan for the dedication of a public roadway as required by the City over the Road Easement. This Easement shall be abandoned upon the recording of a Subdivision Plat providing access and utility easements. The property burdened by this Easement is described as follows:

The South forty (40) feet of the following described parcel:

Beginning at the South Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'44" West along the section line 2150.66 feet to the Easterly right of way line of Utah 111 Highway; thence North 07°55'50" East along said easterly right of way 1275.02 feet; thence South 89°58'26" East 1975.31 feet to the quarter section line of said Section 3; thence South 00°01'34" West along said quarter section line 1268.96 feet to the point of beginning.

Salt Lake County Tax Parcel 26-03-300-005

13193749  
2/14/2020 10:19:00 AM \$40.00  
Book - 10896 Pg - 5147-5148  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

When recorded mail to (Tax Mailing Address):  
Grantee  
c/o Gary W. McDougal 11576 S. State St. #102B  
Draper, UT 84020  
MTC File No. 228458

**WARRANTY DEED**

Liberty Ventures L.C., a Utah limited liability company, as to an undivided 10% interest, GRANTOR, for good and valuable consideration, hereby conveys and warrants to

Mac 8 LLC, a Utah limited liability company,

as GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

See attached Exhibit "A"

Tax Parcel No. 26-03-300-007

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this 13<sup>th</sup> day of February, 2020.

Liberty Ventures L.C., a Utah limited liability company


Gary W. McDougal  
Gary W. McDougal, Manager  
Kenneth S. Olson  
Kenneth S. Olson, Manager

**ACCOMMODATION RECORDING ONLY.  
MERIDIAN TITLE COMPANY MAKE NO REPRESENTATION  
AS TO CONDITION OF TITLE, PRIORITY OF LIEN, NOR  
DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECT OF DOCUMENT.**

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2020, by Gary W. McDougal, as Manager of Liberty Ventures L.C., a Utah limited liability company, who duly acknowledged that the foregoing was executed by authority.

[Signature]  
Notary Public

**MICHAEL IVINS**  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION# 706002  
COMM. EXP. 05-05-2023

STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of February, 2020, by Kenneth S. Olson, as Manager of Liberty Ventures L.C., a Utah limited liability company, who duly acknowledged that the foregoing was executed by authority.

[Signature]  
Notary Public

**KATY BENNETT**  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION# 688389  
COMM. EXP. 04-11-2020

**EXHIBIT "A"**  
(Attached to Warranty Deed)

MTC File No. 228458

Parcel 1 [Easterly 35 Acres]:

Beginning at the South Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'44" West 1201.5 feet along the Section Line, thence North 00°01'34" East parallel to the Quarter Section Line 1269 feet, more or less, to the South line of the property conveyed to Joseph M. Kelsch and JMK Investment, LTD by Warranty Deed recorded July 12, 2012 as Entry No. 11428273 in Book 10035 at Page 604; thence South 89°58'26" East 1201.5 feet, more or less, along the South line of the Joseph Kelsch Property, to the Quarter Section Line of said Section 3; thence South 00°01'34" West 1269 feet, more or less, along said Quarter Section Line to the point of beginning.

Together with and Subject to a Temporary forty foot (40) foot Easement and Right of Way for a roadway, public utilities and drainage over, across and under the South forty feet of the property described below. The Grantor reserves the forgoing Easement over, across and under the property conveyed under this Warranty Deed (herein the Road Easement). The Road Easement shall benefit both the Grantor and the Grantee. The Grantor shall cooperate with the Grantee to obtain approval from the City Of West Jordan for the dedication of a public roadway as required by the City over the Road Easement. This Easement shall be abandoned upon the recording of a Subdivision Plat providing access and utility easements. The property burdened by this Easement is described as follows:

The South forty (40) feet of the following described parcel:

Beginning at the South Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'44" West along the section line 2150.66 feet to the Easterly right of way line of Utah 111 Highway; thence North 07°55'50" East along said easterly right of way 1275.02 feet; thence South 89°58'26" East 1975.31 feet to the quarter section line of said Section 3; thence South 00°01'34" West along said quarter section line 1268.96 feet to the point of beginning.

Parcel # 26-03-300-007