MAIL TAX NOTICES TO GRANTEE(S) AT: 1250 East 200 South, Ste 1D Lehi, UT 84043 ENT 160067: 2020 PG 1 of 2

Jeffery Smith

Utah County Recorder
2020 Oct 14 01:20 PM FEE 40.00 BY SM

RECORDED FOR GT Title Services

ELECTRONICALLY RECORDED



Tax ID No.: 66-582-0002 66-582-0003 66-582-0006 23-024-0038

## **WARRANTY DEED**

**SAM DEXY PROPERTIES, LLC, a UTAH limited liability company** (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby conveys and warrants to

BUILDING CONSTRUCTION PARTNERS, LLC, a UTAH limited liability company (hereafter "Grantee"),

that certain real property located in **UTAH** County, Utah commonly known as **2110 WEST 1150 NORTH, SPRINGVILLE, UT 84663**, and further described as follows:

## See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real property described herein; and that all necessary action for the making of such conveyance has been taken and done.

Vitness the hand of Grantor this 13 day of OCTOBER, 2020.

By:

DOUGLAS JAY FOWKES
Its: MANAGER

STATE OF UTAH

SS.

COUNTY OF UTAH

On this 13 day of October, 2020, personally appeared before me **DOUGLAS JAY FOWKES and MICHELLE L. FOWKES**, who stated that they are the authorized representatives of **SAM DEXY PROPERTIES**, **LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that they executed this instrument in their authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

RACHEL WILSON

NOTARY PUBLIC • STATE OF UTAH

My Commission Expires October 10, 2022

COMMISSION NUMBER 702762

**NOTARY PUBLIC** 

ENT 160067:2020 PG 2 of 2

File Number: L38468E

## **EXHIBIT "A"**

LOTS 2, 3 AND 4C, PLAT "A", SAM DEXY AMENDED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER

ALSO BEGINNING ON A LONG-STANDING BOUNDARY FENCE LINE, AND THE NORTH LINE OF THE JOHN A. RIDING PROPERTY, WHICH BEGINNING POINT IS LOCATED NORTH 2971.81 FEET AND WEST 391.09 FEET AND NORTH 89°26'30" WEST 1351.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A BOUNDARY LINE AGREEMENT THE FOLLOWING TWO COURSES: NORTH 00°07'10" WEST 140.99 FEET; THENCE NORTH 01°01'48" WEST 505.84 FEET; THENCE WEST 608.34 FEET TO A POINT ON THE AGREED UTAH LAKE BOUNDARY LINE; THENCE ALONG SAID LINE SOUTH 09°55'41" EAST 596.53 FEET; THENCE EAST 249.35 FEET; THENCE SOUTH 01°57'35" EAST 16.19 FEET; THENCE SOUTH 89°00'00" EAST 116.84 FEET; THENCE SOUTH 39.49 FEET; THENCE SOUTH 89°26'33" EAST 148.16 FEET TO THE POINT OF BEGINNING.

Tax ID No. (For Reference Purposes Only): 66-582-0002 66-582-0003 66-582-0006 23-024-0038