

WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:
CSR Owners Association
c/o Advantage Management
PO Box 1006
Orem, UT 84059

ENT 182593:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Nov 18 09:37 AM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Id No.: 58-024-0032 and 58-024-0030

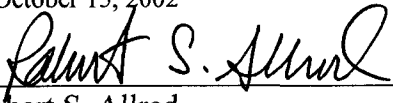
(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company pursuant to Section 48-2c-1402 of the Utah Code on October 15, 2002 ("Grantor") hereby conveys and warrants to CSR OWNERS ASSOCIATION, a Utah nonprofit corporation, whose address is PO Box 1006, Orem, Utah 84059 ("Grantee"), against all claiming by, through or under Grantor, but not otherwise, that certain real property (the "Property") located in Utah County, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, together with all improvements installed upon the Property and all of the rights and appurtenances pertaining thereto, including, but not limited to, all easements, privileges, entitlements, rights of way and appurtenances benefiting the Property, and any development rights, air rights, mineral, oil and gas and other subsurface rights appurtenant to the Property, and all right, title, and interest of Grantor in and to adjacent streets, alleys, easements and rights of way, subject, however, to all easements and other matters appearing of record with respect to the Property.

GRANTOR:

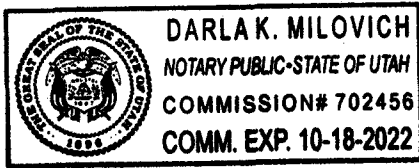
SOA INVESTMENTS, LLC,
a Utah limited liability company, which acquired title as
SOA INVESTMENTS, LTD., a Utah limited partnership,
which Utah limited partnership has been converted to
SOA INVESTMENTS, LLC, a Utah limited liability
company, pursuant to Section 48-2C-1402 of the Utah
Code on October 15, 2002

By: 
Robert S. Allred
Manager

Date of Execution: November 17, 2020

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

The foregoing document was duly acknowledged before me this 17 day of November, 2020, by Robert S. Allred, the Manager of SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited liability partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company, pursuant to Section 48-2C-1402 of the Utah Code on October 15, 2002, for and in behalf of such limited liability company.





NOTARY PUBLIC

Exhibit A
to the Special Warranty Deed

Legal Description of the Property

That certain real property located in Utah County, Utah more particularly described as follows:

PARCEL 1:

Commencing at a point North 699.61 feet and West 164.35 feet from the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base & Meridian and running thence West 27.08 feet; thence West 29.16 feet along a curve to the right (Chord bears North 05°13'46" West 267.37 feet with a radius of 1,165.29 feet); thence along a curve to the right (Chord bears North 32°48'8" East 46.93 feet with a radius of 44.99 feet); thence South 78°54'1" East 31.53 feet along a curve to the left (Chord bears South 4°37'38" East 300.62 feet with a radius of 1,108 feet) to the point of beginning.

PARCEL 2:

Commencing at a point North 572.86 feet and West 191.50 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base & Meridian and running thence West 2.22 feet along a curve to the left (chord bears North 11°37'2" West 90.95 feet with a radius of 1,237 feet); thence North 12°46'47" West 38.59 feet; thence East 56.23 feet along a curve to the left (chord bears South 13°26'5" East 39.06 with a radius of 1,108 feet); thence along a curve to the right (chord bears South 12°25'45" East 90.88 feet with a radius of 1,292 feet); thence West 55.8 feet to the point of beginning.