

WARRANTY DEED

STEVEN W SMITH and SHARISE SMITH grantor,
Of Provo, State of Utah, hereby CONVEY and WARRANT to

MOUNTAINLANDS BUILDING, LLC grantee,
of 927 Quail Valley Dr, Provo, UT 84604

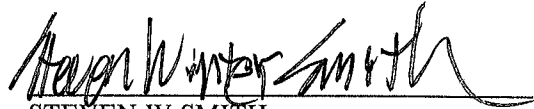

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

Tax ID# 48:052:0025

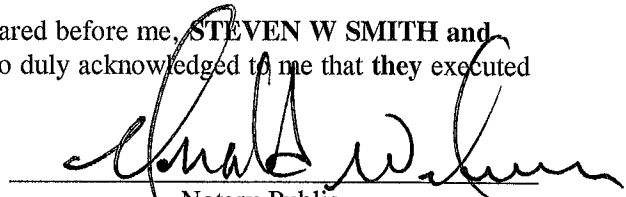
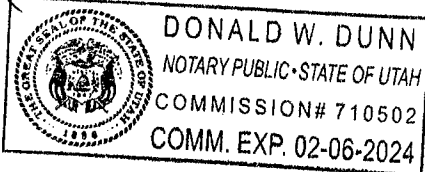
Subject to easements and restrictions of record.

WITNESS, the hand of said grantor, this 27 day of January, A.D. 2021.


STEVEN W SMITH

SHARISE SMITH

State of UTAH)
) ss.
County of UTAH)

On the 27 day of January, A.D. 2021, personally appeared before me, **STEVEN W SMITH and SHARISE SMITH**, signers of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public

DONALD W. DUNN
NOTARY PUBLIC - STATE OF UTAH
COMMISSION # 710502
COMM. EXP. 02-06-2024

My commission expires: 2/6/2024
Residing in: Sprk, UT
Provo Abstract Company, Inc. has prepared this document as a courtesy only.
The company disclaims any responsibility to and liability for the effects of, or any inaccuracies found, herein and thereafter.

Exhibit "A"

Parcel 1:

Commencing at a point in the South line of Lot 7, Plat "A" Orem-Geneva Industrial Park, 695.50 feet North and 1908.50 feet East and North 89° 32' 52" East 92 feet from the Southwest corner of Section 16, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 0° 34' 22" West 123 feet; thence North 89° 32' 52" East 12.5 feet; thence South 0° 34' 22" East 123 feet; thence South 89° 32' 52" West 12.5 feet to the point of beginning

Also Commencing at a point in a fence line in the South line of Lot 7, Plat "A", Orem-Geneva Industrial Park 695.50 feet North and 1908.50 feet East and North 89° 32' 52" East 104.5 feet from the Southwest corner of Section 16, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 0° 34' 22" West 123 feet; thence North 89° 32' 52" East 104.43 feet to the West boundary of Interstate 15; thence South 0° 34' 22" East 123 feet along the West (non-access) boundary of the Interstate highway; thence South 89° 32' 52" West 104.43 feet to the place of beginning (being part of said Lot 7).

Parcel 1A:

Together with a right of way easement over the following described property: Commencing at a point in a fence line 695.50 feet North and 1908.50 feet East and North 0° 34' 22" West 103 feet from the Southwest corner of Section 16, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 0° 34' 22" East 105.27 feet; thence North 89° 25' 38" East 40 feet; thence South 0° 34' 22" West 85.35 feet; thence North 89° 32' 52" East 64.5 feet; thence South 0° 34' 22" East 20 feet; thence South 89° 32' 52" West 104.5 feet to the place of beginning.

Parcel No.: 48-052-0025

COURTESY RECORDING

This document is being recorded solely as a courtesy and as an accommodation only to the parties named therein. Provo Land Title Co. hereby expressly disclaims any responsibility or liability for the accuracy thereof.