

Ent 1288157 Bk 2256 Pg 1881
Date 26-May-2021 02:16PM Fee \$40.00
Devron Andersen, Rec. - Filed By CC
Cache County, UT
For UTAH FIRST TITLE INSURANCE AGENCY
Electronically Submitted by Simplifile

WHEN RECORDED, MAIL TO:
SUMMA TERRA DEVELOPMENT GROUP, LLC
79 W 900 N, Suite B
Springville, UT 84663

Escrow No. 38877

WARRANTY DEED

(RESPA)

PROVIDENCE PARTNERS, LLC, a Utah limited liability company, grantor(s)
of SPRINGVILLE, County of UTAH, State of UTAH, hereby CONVEY(s) and WARRANT(s) to

SUMMA TERRA DEVELOPMENT GROUP, LLC a Utah Limited Liability Company, grantee(s)
of SPRINGVILLE, 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 CACHE County, State of Utah, to-wit:

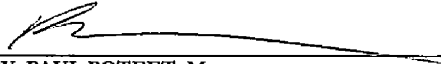
SEE ATTACHED EXHIBIT "A"

Tax ID# 02-171-0001

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 2021 and each year thereafter.

WITNESS the hand of said grantor(s), this 26 day of MAY, 2021.

PROVIDENCE PARTNERS, LLC, a Utah
limited liability company

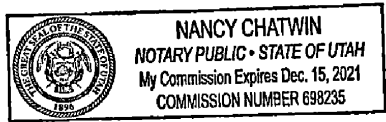

BY: PAUL POTEET, Manager

STATE OF UTAH)

ss:

COUNTY OF UTAH)

On the 26 day of MAY, 2021, before me, the undersigned Notary Public, personally appeared PAUL POTEET, who being duly sworn, did say that he/she is the Manager of PROVIDENCE PARTNERS, LLC, a Utah limited liability company that the foregoing instrument was signed by him/her as AUTHORIZED SIGNER of and on behalf of said company, and duly acknowledged to me that said company executed the same.



Nancy Chatwin

Notary Public

UFT# 38877

EXHIBIT "A"

PARCEL 4:

A part of Gateway Drive, GATEWAY BUSINESS PARK SUBDIVISION filed September 27, 1999 as Filing No. 725110

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION AND RUNNING THENCE ALONG THE WESTERLY RIGHT OF WAY OF GATEWAY DRIVE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.10 FEET (21.61 RECORD) (CENTRAL ANGLE EQUALS 69°07'11" (82°33'36" RECORD) LONG CHORD BEARS SOUTH 43°42'46" WEST 17.02 FEET (NORTH 40°44'59" EAST 19.79 FEET RECORD)) TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID GATEWAY DRIVE SOUTHWESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 237.56 FEET (CENTRAL ANGLE EQUALS 247°28'27" LONG CHORD BEARS SOUTH 41°42'27" EAST 91.48 FEET); THENCE NORTH 14°33'20" EAST 7.51 FEET MORE OR LESS, TO A POINT THAT IS 1.00 FOOT PERPENDICULARLY DISTANCE FROM THE WESTERLY SIDE OF THE EXISTING SIDE WALK; THENCE NORTHWESTERLY ALONG THE ARC OF A 450.65 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 80.69 FOOT [SAID ARC BEING A BEST FIT CURVE 1.00 FOOT PERPENDICULAR DISTANCE FROM THE BACK OF WALK] (CENTRAL ANGLE EQUALS 10°15'31" LONG CHORD BEARS NORTH 24°41'42" WEST 80.58 FEET) TO AN EXTENSION OF THE BOUNDARY BETWEEN SAID LOT 1 AND LOT 2; THENCE NORTH 89°38'20" WEST 17.32 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

TAX ID NO: 02-171-0001