

Recording Requested by:
First American Title Insurance Company
315 South 500 East, Suite 101
American Fork, UT 84003
(801)763-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Vineyard Lakeside Properties, LLC
830 North 2000 West
Pleasant Grove, UT 84062

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **321-6059017 (JO)**
A.P.N.: **57-102-0301 and 57-102-0303**

Premier Family Medical, LLC, Grantor, of **Pleasant Grove**, **Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Vineyard Lakeside Properties, LLC, a **Utah limited liability company**, Grantee, of **Pleasant Grove**, **Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

UNITS 301 AND 303, CONTAINED WITHIN THE UVHBA CONDOMINIUMS AMENDED, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON MAY 21, 2019 IN UTAH COUNTY, AS ENTRY NO. 45169:2019, IN BOOK 57, AT PAGE 102 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN NOVEMBER 20, 2018 UTAH COUNTY, AS ENTRY NO. 111103:2018 AND AMENDED DECLARATION RECORDED IN MAY 21, 2019 UTAH COUNTY, AS ENTRY NO. 45170:2019 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this July 14, 2020 .

[Signature]
Steven Cherrington, Manager

[Signature]
Mark Hafen, Manager

[Signature]
Toran MacArthur, Manager

[Signature]
Bjorn Nordstrom, Manager

[Signature]
Michael Cosgrave, Manager

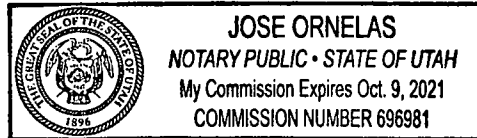
[Signature]
Miles Layton, Manager

[Signature]
Marshall Willis, Manager

STATE OF Utah)
COUNTY OF Utah) Ss.

On July 15, 2020, personally appeared before me, Steven Cherrington and Mark Hafen and Toran MacArthur and Bjorn Nordstrom and Michael Cosgrave and Miles Layton and Marshall Willis, as Managers of Premier Family Medical, LLC, the signers of the within instrument, who duly acknowledged to me that they executed the same.

[Signature]
Notary Public
Jose Ornelas



(Printed Name)
My Commission expires: 10.09.21

{Seal or Stamp}