

Send Tax Notices to:
Clearstone, LLC, a Utah limited liability company
2141 Parleys Terrace
Salt Lake City UT 84109

WARRANTY DEED

PTE 37564-P

Tarkosia, LLC

Grantor, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to

Clearstone, LLC, a Utah limited liability company

Grantee, County of Utah, State of Utah, for the sum of

- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -

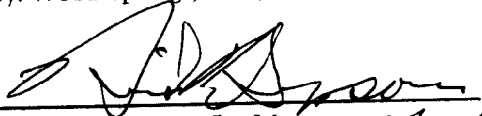
the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2021 AND THEREAFTER.

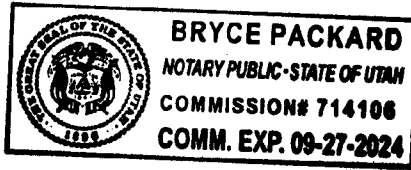
Witness the hand of said grantor this December 29, 2021

Tarkosia, LLC
by: Wood Springs, LLC, Manager


David R. Simpson, It's Manager

Tarkosia, LLC
by: Strata Investments, LLC, Manager


Nathan R. Simpson, It's Manager



STATE OF UTAH)
) §.
County of Utah)

On this 31 Day of December 2021, before me, the undersigned Notary Public, personally appeared **David R. Simpson, Manager of Wood Springs, LLC, Manager of Tarkosia, LLC and Nathan R. Simpson, Manager of Strata Investments, LLC, Manager of Tarkosia, LLC**, known to me to be the member(s) or designated agent(s) of the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



Notary Public

Pro-Title & Escrow, Inc.
File No. 37564-P

EXHIBIT "A"

Parcel 1: Commencing at the Northwest Corner of Block 52, Plat "A", SPRINGVILLE CITY SURVEY OF BUILDING LOTS; and running thence East 225.375 feet; thence South 103.125 feet; thence West 225.375 feet; thence North 103.125 feet to the place of beginning. (Tax Serial No. 06:052:0011)

Parcel 2: The West 25 feet of the following described property: Commencing at the Northeast Corner of Lot 1, Block 53, Plat "A", SPRINGVILLE CITY SURVEY OF BUILDING LOTS; thence South 85.25 feet; thence West 113.25 feet; thence North $66^{\circ} 23'$ West 57.78 feet; thence North 62.25 feet; thence East 166.25 feet to the beginning. (Tax Serial No. 06:053:0002)

Parcel 3: Commencing 93 feet East and 121 feet North of the Southwest Corner of Lot 1, Block 53, Plat "A", SPRINGVILLE CITY SURVEY OF BUILDING LOTS; thence North $66^{\circ} 23'$ West 57.78 feet; thence North 62.25 feet to the North line of said Lot 1; thence West 40 feet to the Northwest Corner of said Lot 1; thence South 85.25 feet; thence East 93 feet to beginning. (Tax Serial No. 06:053:0004)

Parcel 4: Lot 2, Plat "A", D.B. CHRISTENSEN SUBDIVISION, Springville, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder. (Tax Serial No. 37:120:0002)