

When recorded mail to (Tax Mailing Address):  
Grantee  
495 W University Parkway  
Orem, UT 84058  
MTC File No. 325851

**WARRANTY DEED**

Twelfth Green, LLC, GRANTOR, for good and valuable consideration, hereby  
CONVEYS and WARRANTS to

Asset Management Partners Holdings LLC, a Utah limited liability company,  
as GRANTEE, the following real property located in Utah County, State of Utah, described as:

See attached Exhibit "A"

Tax Parcel No. 45-354-0004

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of  
record.

In witness whereof, the grantors have executed this instrument this 28th day of October, 2022.

Twelfth Green, LLC

*Michael Birchall*



Michael Birchall, Manager

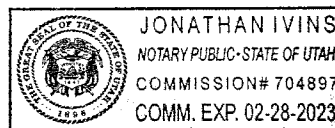
STATE OF UTAH )  
 ) :SS  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 28th day of October,  
2022, by Michael Birchall, as Manager of Twelfth Green, LLC, who duly acknowledged that  
the foregoing was executed by authority.

*Jonathan Ivins*



Notary Public



Online Notary Public. This notarial act involved the  
use of online audio/video communication technology.

## Exhibit "A"

Lot 2, Plat "E", Lake Ridge Development Subdivision, according to the plat thereof as recorded in the office of the Utah County Recorder.

Less and excepting:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 2, Plat E, Lake Ridge Development Subdivision, according to the official plat thereof on file and recorded August 13, 2002 as Entry No. 93010 as Map No. 9633-109, situate in the NE1/4NW1/4 of Section 27, Township 6 South, Range 2 East, Salt Lake Base & Meridian, for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3.

Beginning at the Northeast corner of said Lot 2, which point is on the southerly right of way and limited access line of State Route 265 (University Parkway), which point is also 38.40 feet North  $89^{\circ}07'31''$  West along the section line and 1,060.90 feet South and 555.84 feet North  $46^{\circ}56'58''$  West from the North Quarter Corner of said Section 27; thence along the easterly line of said entire tract South 7.14 feet to a point which is 72.09 feet perpendicularly distant southerly from the control line of said project, opposite approximate Engineer Station 109+93.40; thence South  $88^{\circ}27'06''$  West 59.24 feet to a point which is 74.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 109+34.21; thence 199.91 feet along the arc of a 2,939.43-foot radius curve to the right, through a central angle of  $03^{\circ}53'48''$ , the chord of which bears North  $87^{\circ}16'00''$  West 199.87 feet, more or less, to the westerly boundary line of said Lot 2, which point is also 74.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 107+39.37; thence along said boundary line North 9.58 feet to the Northwest corner of said Lot 2 and the southerly right of way and limited access line of said State Route 265 (University Parkway); thence along the northerly boundary line of said Lot 2 and said right of way and limited access line the following two (2) courses: (1) easterly 215.49 feet (200.03 feet measured) along the arc of a 2,929.90-foot radius non-tangent curve to the left, through a central angle of  $04^{\circ}12'51''$  ( $03^{\circ}54'42''$  measured), the chord of which bears South  $87^{\circ}02'50''$  East 215.44 feet (South  $87^{\circ}15'32''$  East 200.00 feet measured); (2) South  $89^{\circ}09'04''$  East 43.71 feet (North  $89^{\circ}12'54''$  West 59.10 feet measured), more or less, to the point of beginning.

Tax Parcel No. 45-354-0004