

Mail Recorded Deed and Tax Notice To:
Christensen & Larson, L.L.C., a Utah limited liability company
5097 South 900 East, Suite 200
Salt Lake City, UT 84117

ENT 115799:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jun 28 04:42 PM FEE 40.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 144061-CAF

WARRANTY DEED

Ivory Ridge C-Store, LLC, a Utah limited liability company

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

Christensen & Larson, L.L.C., a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 42-057-0010 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 28TH day of June, 2021.

Ivory Ridge C-Store, LLC, a Utah limited liability company

BY: James G. Seaberg
James G. Seaberg
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28TH day of June, 2021, before me, personally appeared James G. Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Ivory Ridge C-Store, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public

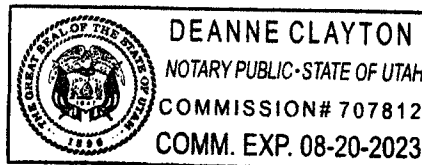


EXHIBIT A
Legal Description

A portion of Lot 2, PLAT "A" IVORY RIDGE, according to the official plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a point on the Northerly line of Lot 2, Plat "A" Ivory Ridge, according to the official plat thereof recorded October 11, 2006 as Entry No. 135313:2006 in the office of the Utah County Recorder, located North 1,374.25 feet and West 257.26 feet from the West quarter corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: South 00°05'38" East along the Section line between the West quarter corner and the Southwest corner of said Section 33); thence South 87°54'17" East along the Northerly line of said Lot 220.27 feet to the Westerly line of Center Street; thence South 00°33'35" East along said street 161.20 feet; thence along the arc of a curve to the right with a radius of 26.00 feet a distance of 41.08 feet through a central angle of 90°31'39" Chord: South 44°42'14" West 36.94 feet to the Northerly line of Bull River Road; thence along said street the following three (3) courses: (1) South 89°58'04" West 102.19 feet; (2) along the arc of a curve to the right with a radius of 972.00 feet a distance of 81.19 feet through a central angle of 04°47'09" Chord: North 87°38'22" West 81.16 feet; and (3) North 85°14'47" West 12.47 feet; thence North 191.18 feet to the point of beginning.