



ENT 12602:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 21 03:20 PM FEE 40.00 BY AC
RECORDED FOR Prospect Title Insurance
ELECTRONICALLY RECORDED

Prepared By Prospect Title Insurance
Agency, LLC
110254-25

After Recording Mail Tax Notice To:
1780 West 700 North Ste 40
Lindon, UT 84042

Space Above This Line for Recorder's Use

WARRANTY DEED

North County Blvd. Plaza, LLC, a Utah limited liability company

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),
and other good and valuable consideration in hand paid by

The Will Group, LLC, a Utah limited liability company

GRANTEE(S), 1780 West 700 North Ste 40 Lindon, UT 84042

hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in
Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise
appertaining thereto, being subject, however, to easements, rights of way, restrictions,
etc., of record or enforceable in law or equity.

Tax Serial No. 40-615-0003, 40-615-0004, 40-615-0005

Witness our hands on the 21st day of February, 2025

Grantor:

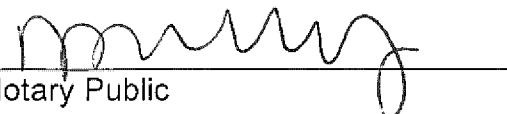
North County Blvd. Plaza, LLC, a Utah Limited Liability Company

By: 
Andrew Parcell, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 21st day of February, 2025, personally appeared Andrew Parcell, Manager of North County Blvd. Plaza, LLC, a Utah Limited Liability Company whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Manager of North County Blvd. Plaza, LLC, a Utah Limited Liability Company and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Utah Limited Liability Company executed the same.

Witness my hand and official seal.


Notary Public

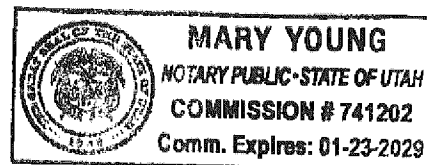


EXHIBIT A

Property 1:

UnitS 3,4,5, in Building C, contained within the THE GROVE COVE CONDOMINIUM PLAT, a Utah Condominium Project as identified in the Record of Survey Map recorded October 12, 2023, as Entry No. 67458:2023, and as further defined and described in the Declaration of Condominium of the THE GROVE COVE CONDOMINIUM, recorded October 12, 2023, as Entry No. 67459:2023, in the office of the Recorder of Utah County, State of Utah, and in any supplements/amendments thereto.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.