

Union Title File: #9025

MAIL TAX NOTICE TO:
WESTERLY PROPERTIES, LLC
3232 NORTH 4200 WEST
LEHI, UTAH 84043

ENT 126092:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Dec 20 12:44 PM FEE 40.00 BY MG
RECORDED FOR Union Title
ELECTRONICALLY RECORDED

**WARRANTY DEED
(LLC Form)**

PIONEER POINT HOLDINGS, LLC, a Utah limited liability company organized and existing under the laws of the State of Utah, with its principal office at 125 East 300 North, Lehi, Utah 84043

Grantor(s),

hereby CONVEY(s) and WARRANT(s) to

WESTERLY PROPERTIES, LLC, a Delaware Limited Liability Company

Grantee(s),

Of LEHI, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

BEGINNING AT A POINT LOCATED SOUTH 1863.04 FEET AND EAST 3087.62 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 77°49'34" EAST 1221.29 FEET; THENCE SOUTH 44°45'00" EAST 234.90 FEET; THENCE SOUTH 35°42'28" EAST 425.62 FEET; THENCE NORTH 89°56'32" WEST 811.60 FEET; THENCE NORTH 45°59'00" WEST 1106.90 FEET TO THE POINT OF BEGINNING.

AREA = 572,244 sq. feet or 13.137 acres

Tax Parcel: 58-005-0050

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the mangers and/or members of the Grantor at a lawful meeting duly held and attended by all necessary parties.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

**** THE INTENT OF THIS WARRANTY DEED IS THE CLARIFY OWNERSHIP AND THE NEW LEGAL DESCRIPTION IN WARRANTY DEED RECORDED JANUARY 19, 2022 AS ENTRY NO. 8311:2022****

In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer(s) and/or agents this 14 day of December, 2022.


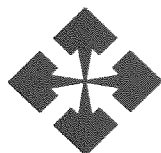
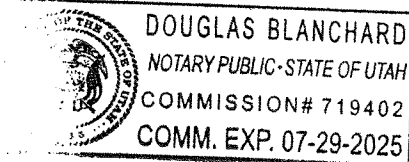
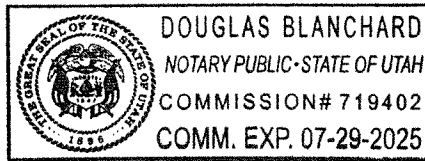
PIONEER POINT HOLDINGS, LLC



By: LISA E. HARDMAN
Its: MANAGER

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 14 day of December, 2022, personally appeared before me LISA E. HARDMAN, the signer of the within instrument, who being by me duly sworn did say, each for herself/himself, that the said LISA E. HARDMAN, is the member/manager and/or a duly-authorized officer of PIONEER POINT HOLDINGS, LLC, and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its managers and/or members and the said LISA E. HARDMAN, acknowledged to me that said company executed the same.


Notary Public

UNION TITLE
INSURANCE AGENCY LLC
272 WEST 200 NORTH STE 110 LINDON, UT 84043
OFFICE: 801.899.2332 | FAX: 801.899.2333