

Mail Recorded Deed & Tax Notice To:  
Unreasonable Capital Hyrum, LLC, a Utah limited liability company  
411 West 7200 South, Suite 201  
Midvale, UT 84047



File No.: 170721-MLS

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## WARRANTY DEED

Snow Family Investments, LLC, as to an undivided 50% interest and Cragun Family Investments, LLC, as to an undivided 50% interest,

**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Unreasonable Capital Hyrum, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Midvale, 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 **Cache County**, State of Utah:

Lots 1, 7 and 8, Block 22, Plat "A", Hyrum City Survey and further described as situate in the Northwest quarter of Section 4, Township 10 North, Range 1 East of the Salt Lake Base and Meridian.

**TAX ID NO.:** 01-009-0001 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 28th day of July, 2023.

Snow Family Investments, LLC

BY: [Signature]  
Sterling Snow, Member/Manager

Cragun Family Investments, LLC

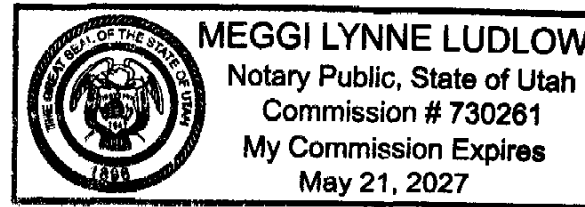
BY: [Signature]  
Blakely Paul Cragun, Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28th day of July, 2023, before me, personally appeared Sterling Snow, 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 Snow Family Investments, LLC.

[Signature]  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 28th day of July, 2023, before me, personally appeared Blakely Paul Cragun, 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 Cragun Family Investments, LLC.

[Signature]  
Notary Public

