

Mail Tax Notices To:
RG Development
569 South 700 West
Mapleton, UT 84664
File No. BT-18556HUD

ENT 145416 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Aug 19 04:57 PM FEE 40.00 BY SW
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Space above this line for Recording Data

WARRANTY DEED

The Ray and Lora Whiting Family LLC, a Utah limited liability company GRANTOR(S)
of Mapleton, County of Utah, State of Utah
Hereby Convey(s) and Warrant(s) to

Johnston Development, LLC, as to an undivided 50% interest; RG Development, LC, as to an undivided 30% interest; and Maple Canyon Holdings, LLC, as to an undivided 20% interest

GRANTEE(S)
of Mapleton, County of Utah, State of Utah

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH, to-wit:

See Exhibit "A" attached hereto and by this reference made a part thereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2021 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 18th day of August, 2021.

The Ray and Lora Whiting Family LLC, a Utah limited liability company

Ann W. Orton, manager
Ann W. Orton, Manager

State of Utah)
 :SS
County of Utah)

On the 18th day of August, 2021, personally appeared before me Ann W. Orton who being by me duly sworn did say for herself that the said Ann W. Orton is a Manager of The Ray and Lora Whiting Family LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Limited Liability Company and said Ann W. Orton, duly acknowledged to me that said Limited Liability Company executed the same.

Robin McLaren Aubrey
Notary Public
My commission expires: 6.3.22

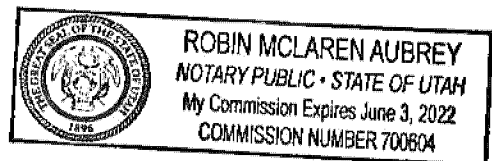


EXHIBIT "A"

Beginning at a point which lies South 0°42'23" East 428.26 feet along the Section Line and East 28.78 feet from the West ¼ Corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence East 3.50 feet to a point on an existing Boundary Line Agreement (Entry #887:2013); thence along said agreement the following two courses to wit: (1) South 0°41'02" East 30.07 feet, (2) North 89°11'30" East 352.21 feet, to an existing boundary line agreement Entry #77756:2012; thence along said agreement the following two courses to wit: (1) South 00°41'43" East 0.50 feet, (2) North 88°47'18" East 163.22 feet to the Southwest corner of the Hjorth Subdivision, Plat "A"; thence North 89°15'43" East 1178.36 feet along said subdivision and fence to the West Line of Maple Valley Estates, Plat "A"; thence South 1°39'43" East 1.54 feet along said subdivision; thence along the West Boundary of Mapleton Fields Phase 1 the following three courses to wit: (1) South 0°17'44" East 731.39 feet, (2) South 83°02'41" West 14.82 feet, (3) South 1°10'59" West 161.34 feet; thence along an existing fence the following two courses to wit: (1) South 89°27'11" West 498.06 feet, (2) South 88°57'12" West 856.49 feet; thence North 200.40 feet; thence North 59°00'00" West 383.67 feet; thence North 525.39 feet to the point of beginning.

(26:060:0136)