

ENT 15958 : 2025 PG 1 of 11  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 05 02:46 PM FEE 42.00 BY MG  
RECORDED FOR Prospect Title Insurance  
ELECTRONICALLY RECORDED



**Prepared By Prospect Title Insurance  
Agency, LLC  
109780-24**

**After Recording Mail Tax Notice To:  
16 East 1450 South  
Orem, UT 84057**

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Island Park LP, Jena Hunt who took title as Jenna Hunt, Mike Sears, and Provo  
Land Exchange XXXVIII, 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  
**Elevator Shaft LLC, a Utah Limited Liability Company**  
GRANTEE(S), of 16 East 1450 South, Orem, UT 84057  
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. 35-090-0001**

**Witness our hands on 3 day of March, 2025**

**Grantor:**

Island Park LP, a Utah Partnership

By: Kevin J. Turpin  
Kevin Turpin, General Manager

signed in counter part  
Jenina Hunt

signed in counter part  
Mike Sears

Provo Land Exchange XXXVIII, LLC, a Utah Limited Liability Company

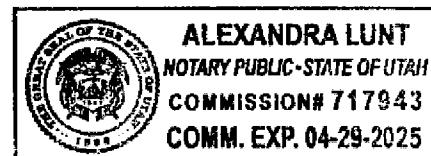
By: Kevin Pinder  
Kevin Pinder, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 28th day of February, 2025, before me Alexandra Lunt, a notary public, personally appeared Kevin Turpin, General Manager of Island Park LP, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

Alexandra Lunt  
Notary Public

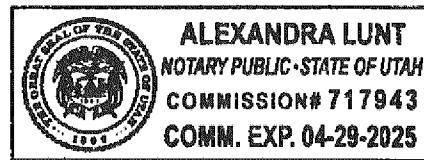


STATE OF UTAH  
COUNTY OF UTAH

On this 28<sup>th</sup> day of Februay, before me Alexandra Lunt, a notary public, personally appeared, Kevin Pinder, Manager of Provo Land Exchange XXXVIII, LLC, a Utah Limited Liability Company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

  
Notary Public



**Grantor:**

Island Park LP, a Utah Partnership

By: signed in counter part  
Kevin Turpin, General Manager

Jena B Hunt

Jena Hunt who took title as Jenna Hunt

signed in counter part  
Mike Sears

Provo Land Exchange XXXVIII, LLC, a Utah Limited Liability Company

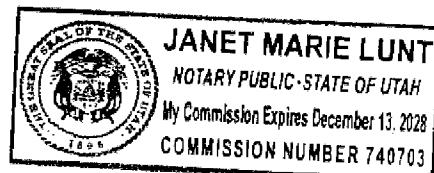
By: signed in counter part  
Kevin Pinder, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 3<sup>rd</sup> day of March , 2025, before me Janet M Lunt, a notary public, personally appeared Jena Hunt who took title as Jenna Hunt, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

Janet M Lunt  
Notary Public



Grantor:

Island Park LP, a Utah Partnership

By: Signed in counter part  
Kevin Turpin, General Manager

Signed in counter part  
Jena Hunt who took title as Jenna Hunt

Mike Sears



03/03/2025 01:54 PM MST

Mike Sears

Provo Land Exchange XXXVIII, LLC, a Utah Limited Liability Company

By: Signed in counter part  
Kevin Pinder, Manager

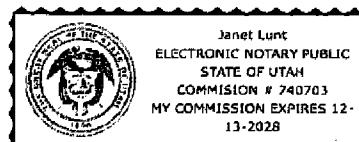
STATE OF UTAH  
COUNTY OF UTAH

On this 03/03/2025 02:00 PM MST, before me Janet M Lunt, a notary public, appeared through electronic and video communications, Mike Sears, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

Janet Marie Lunt

Notary Public



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**EXHIBIT A****Property 1:**

Unit A, in Building 1, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

**Property 2:**

Unit B, in Building 1, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

**Property 3:**

Unit C, in Building 1, contained within the BALSAM CONDOMINIUMS, a revision of

Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

**Property 4:**

Unit D, in Building 1, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

**Property 5:**

Unit A, in Building 2, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the

BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

**Property 6:**

Unit B, in Building 2, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

**Property 7:**

Unit D, in Building 2, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

Property 8:

Unit A, in Building 3, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

Property 9:

Unit B, in Building 3, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

Property 10:

Unit C, in Building 3, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.

Property 11:

Unit D, in Building 3, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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.