ENT4247:2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Jan 24 11:54 AM FEE 40.00 BY CS
RECORDED FOR The McCullough Group, LLC
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, II, ESQ. THE McCULLOUGH GROUP 405 SOUTH MAIN, SUITE 800 SALT LAKE CITY, UTAH 84111

GRANTEE'S ADDRESS:

5513 W. 11000 N. #301 HIGHLAND, UTAH 84003

Space above for County Recorder's use

Parcel # 11:045:0190

SPECIAL WARRANTY DEED

KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to ONSEN DEVELOPMENT, INC., grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See attached Exhibit A for legal description

WITNESS, the hand of said grantor on January 18, 2023

KANAGAWA CAPITAL LLC

By: __/

Joshua G. James

Its Manager

By:

Nathan Heaps

Its: Manager

STATE OF UTAH

: ss.

COUNTY OF UTAH

)

COUNTIOFUTAH

,

On Manager, Kanagawa Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC

Residing At: 130795, Raylance Dr., Druper, 41 84028

ENT4247:2023 PG 2 of 3

STATE OF UTAH)
	: ss.
COUNTY OF UTAH)

On ________, 2023, personally appeared before me, Nathan Heaps, Manager, Kanagawa Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC Residing At: 13079 S. Roylance Dr., Draper, UT 84020

EXHIBIT A

COMMENCING AT THE CENTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 42'21" EAST ALONG ONE QUARTER SECTION LINE 733.10 FEET TO THE NORTHWESTERLY POINT OF ALPINE ESTATES SUBDIVISION PLAT "A"; THENCE SOUTH 49 DEGREES 19'25" WEST ALONG SAID SUBDIVISION 412.63 FEET; THENCE NORTH 57 DEGREES 48'26" WEST 88.14 FEET; THENCE SOUTH 89 DEGREES 42'21" WEST 344.44 FEET; THENCE NORTH 61 DEGREES 39'34" WEST 92.54 FEET; THENCE NORTH 28 DEGREES 20'27" EAST 169.48 FEET; THENCE NORTH 0 DEGREES 17'39" WEST 26.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM A PORTION DEEDED TO ALPINE CITY IN QUIT CLAIM DEED RECORDED AS ENTRY NO. 127582:2005 DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 41'52" EAST 31.76 FEET; THENCE SOUTH 28 DEGREES 19'58" WEST 208.33 FEET; THENCE NORTH 61 DEGREES 40'03" WEST 15.0 FEET; THENCE NORTH 28 DEGREES 19'58" EAST 169.5 FEET; THENCE NORTH 0 DEGREES 18'06" WEST 26.89 FEET TO THE POINT OF BEGINNING.

4890-0133-3827 - 3 -

WHEN RECORDED, MAIL TO: L. S. McCULLOUGH, II, ESO.

THE McCULLOUGH GROUP 405 SOUTH MAIN, SUITE 800 SALT LAKE CITY, UTAH 84111

GRANTEE'S ADDRESS:

5513 W. 11000 N. #301 HIGHLAND, UTAH 84003 ENT4244:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Jan 24 11:53 AM FEE 40.00 BY CS
RECORDED FOR The McCullough Group, LLC
ELECTRONICALLY RECORDED

Space above for County Recorder's use

Parcel #34:042:0070

SPECIAL WARRANTY DEED

KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to ONSEN DEVELOPMENT, INC., grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

PART OF LOT 28, PLAT A, ALPINE ESTATES SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 54°00'00" WEST 219.11 FEET FROM THE SOUTH WEST CORNER OF LOT 28, PLAT "A" ALPINE ESTATES SUBDIVISION, ALPINE, UTAH; THENCE NORTH 54°00"00" WEST 177.50 FEET; THENCE NORTH 49°19'25" EAST 269.05 FEET; THENCE ALONG THE WESTERLY BANK OF A CREEK AS FOLLOWS: SOUTH 21°18'36" EAST 47.46 FEET, SOUTH 25°15'05" EAST 31.03 FEET, SOUTH 02°17'31" WEST 12.70 FEET; THENCE SOUTH 23°17'43" WEST 76.73 FEET, SOUTH 11°09'26" WEST 54.71 FEET, SOUTH 35°02'04" WEST 85.99 FEET TO THE POINT OF BEGINNING.

WITNESS, the hand of said grantor on January 18

18_____, 2023.

KANAGAWA CAPITAL LLC

y: <u>/// *g*</u>

Joshua G. James

lts: Manager

.y: ____

Nathan Heaps

Its: Manager

ENT4244:2023 PG 2 of 2

STATE OF UTAH)
COUNTY OF UTAH	: ss.)
	_, 2023, personally appeared before me, Joshua ital LLC, the signer of the within instrument, who duly ed the same.
MICHELE HILLMAN ROWELL NOTARY PUBLIC - STATE OF UTAH COMMISSION# 7 093 56 COMM. EXP. 11-22-2023	Michell A. R. NOTARY PUBLIC Residing At: 13079 S. Roylance Dr., Draper, UT 84020
STATE OF UTAH COUNTY OF UTAH) : ss.)
	, 2023, personally appeared before me, Nathan Heaps, the signer of the within instrument, who duly acknowledged
MICHELE HILLMAN ROWELL NOTARY PUBLIC - STATE OF UTAH COMMISSION# 709356	Michele 4. R NOTARY PUBLIC Residing At: 13079 S. Roylance Dr., Draper, UT 84020

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, II, ESQ. THE McCULLOUGH GROUP 405 SOUTH MAIN, SUITE 800 SALT LAKE CITY, UTAH 84111

GRANTEE'S ADDRESS:

5513 W. 11000 N. #301 HIGHLAND, UTAH 84003 ENT4248:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Jan 24 11:54 AM FEE 40.00 BY CS
RECORDED FOR The McCullough Group, LLC
ELECTRONICALLY RECORDED

Space above for County Recorder's use

Parcel # 11:045:0283

SPECIAL WARRANTY DEED

KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to ONSEN DEVELOPMENT, INC., grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

BEGINNING AT A POINT LOCATED SOUTH 00°47'40" WEST ALONG THE SECTION LINE 2144.19 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 78°35'03" EAST 549.57 FEET; THENCE SOUTH 00°47'43" WEST 206.13 FEET; THENCE NORTH 77°57'53" EAST 193.57 FEET; THENCE SOUTH 00°47'43" WEST 157.48 FEET; THENCE SOUTH 77°57'53" WEST 744.46 FEET TO THE SAID QUARTER SECTION LINE; THENCE NORTH 00°47'40" EAST ALONG SAID QUARTER SECTION LINE 369.71 FEET TO THE POINT OF BEGINNING.

WITNESS, the hand of said grantor on JANUMY 18,

KANAGAWA CAPITAL LLC

By: Joshua G. James

lts Manager

Nathan Heap

Its: Manager \

ENT4248:2023 PG 2 of 2

STATE OF UTAH)
COUNTY OF UTAH	: ss.)
On JANUAWY 18 Manager, Kanagawa Capital LLC, the to me that he executed the same.	, 2022, personally appeared before me, Joshua G. James, ne signer of the within instrument, who duly acknowledged
MICHELE HILLMAN ROWELL NOTARY PUBLIC STATE OF UTAH COMMISSION # 7 0 9 3 5 6 COMM. EXP. 11-22-2023	Michelle H. R. NOTARY PUBLIC Residing At: 13079 S. Roylance Dr., Drager, UT 84020
STATE OF UTAH) : ss.
COUNTY OF UTAH)
on January 18	, 2022, personally appeared before me, Nathan Heaps,

MICHELE HILLMAN ROWELL NOTARY PUBLIC+STATE OF UTAH COMMISSION# 709358 COMM. EXP. 11-22-2023

to me that he executed the same.

Manager, Kanagawa Capital LLC, the signer of the within instrument, who duly acknowledged

NOTARY PUBLIC Residing At: 13079 S. Raylance Dr., Drapor, UT 84020

WHEN RECORDED, MAIL TO: L. S. McCULLOUGH, II, ESQ. THE McCULLOUGH GROUP 405 SOUTH MAIN, SUITE 800 SALT LAKE CITY, UTAH 84111

GRANTEE'S ADDRESS: 5513 W. 11000 N. #301 HIGHLAND, UTAH 84003 ENT 4249: 2023 PG 1 of 2

Andrea Allen

Utah County Recorder
2023 Jan 24 11:54 AM FEE 40.00 BY CS
RECORDED FOR The McCullough Group, LLC
ELECTRONICALLY RECORDED

Space above for County Recorder's use

Parcel #11:045:0285

SPECIAL WARRANTY DEED

KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to ONSEN DEVELOPMENT, INC., grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

BEGINNING AT A POINT LOCATED NORTH 89°14'13" EAST ALONG THE SECTION LINE A DISTANCE OF 698.51 FEET AND SOUTH A DISTANCE OF 1981.93 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 0°47'41" WEST ALONG THE WESTERLY BOUNDARY OF ALPINE COVE PLAT "E" AMENDED 224.50 FEET; THENCE SOUTH 77°57'41" WEST 194.44 FEET; THENCE NORTH 0°47'21" EAST 207.78 FEET; THENCE NORTH 78°34'51" EAST 53.42 FEET; THENCE NORTH 71°18'51" EAST 145.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,487 SQUARE FEET OR 0.9295 ACRES, MORE OR LESS.

BASIS OF BEARING = NORTH 89°41'13" EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

ENT4249:2023 PG 2 of 2

January 18 WITNESS, the hand of said grantor on

KANAWAGA CAPITAL LLC

By:

Joshna G. James

Its: Mahager

By:

Nathan Heaps Its! Manager

STATE OF UTAH

: ss.

COUNTY OF UTAH

On January 18, 2023, personally appeared before me, Joshua G. James, Manager, Kanawaga Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC Residing At: 13079 S. Roylance Dr., Druper, NT 84000

STATE OF UTAH

: ss.

COUNTY OF UTAH

On January 18, 2023, personally appeared before me, Nathan Heaps, Manager, Kanawaga Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

MICHELE HILLMAN ROWEL NOTARY PUBLIC - STATE OF UTAH COMMISSION# 709356 COMM. EXP. 11-22-2023

Residing At: 13079 S. Raylance Dr. Drager, UT 84070

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, II, ESQ. THE McCULLOUGH GROUP 405 SOUTH MAIN, SUITE 800 SALT LAKE CITY, UTAH 84111

GRANTEE'S ADDRESS:

5513 W. 11000 N. #301 HIGHLAND, UTAH 84003 ENT4243:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Jan 24 11:51 AM FEE 40.00 BY CS
RECORDED FOR The McCullough Group, LLC
ELECTRONICALLY RECORDED

Space above for County Recorder's use

Parcel #11:045:0286

SPECIAL WARRANTY DEED

KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to ONSEN DEVELOPMENT, INC., grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

BEGINNING AT A POINT LOCATED SOUTH 00°47'40" WEST ALONG THE SECTION LINE 2513.90 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 77°57'53" EAST 744.45 FEET; THENCE SOUTH 00°47'43" WEST 301.42 FEET; THENCE SOUTH 89°41'52" WEST 726.00 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 00°47'40" EAST 150.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS RIGHTS OF WAY AND RESERVATIONS APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND TAXES FOR THE YEAR 2021 AND EACH YEAR THEREAFTER.

WITNESS, the hand of said grantor on JANNAW 18, 2023.

KANAGAWA CAPITAL LLC

By:

Joshua G. James

Its: Manager

By:

Nathan Heaps

Its: Manager

ENT4243:2023 PG 2 of 2

STATE OF UTAH)	
COUNTY OF UTAH	: ss.)	
		rsonally appeared before me, Joshua G. James, of the within instrument, who duly acknowledged
MICHELE HILLMAN ROWELL NOTARY PUBLIC - STATE OF UTAH COMMISSION# 709356 COMM. EXP. 11-22-2023		Michle H D NOTARY PUBLIC Residing At: 13079 S. Roylance Dr., Draper, UT 8402
STATE OF UTAH)	
COUNTY OF UTAH	: ss.)	
	-	rsonally appeared before me, Nathan Heaps,
Manager, Kanagawa Cabital LLC.	the signer	of the within instrument, who duly acknowledged

MICHELE HILLMAN ROWELL NOTARY PUBLIC - STATE OF UTAH COMMISSION# 709356 COMM. EXP. 11-22-2023

to me that he executed the same.

Michael 4. Roman Michael A. Roy Lancol, Drager, W84120