

ENT 182326 : 2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Nov 17 03:27 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
JDH Springville, LLC, a Utah limited liability company
1450 W. 1850 N.
Lehi, UT 84043



File No.: 134830-BHF

WARRANTY DEED

Building Construction Partners, LLC, a Utah limited liability company

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

JDH Springville, LLC, a Utah limited liability company

GRANTEE(S) of Lehi, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 23-024-0038, 66-582-0002, 66-582-0003 and 66-582-0006 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 16th day of November, 2020.

Building Construction Partners, LLC, a Utah limited liability company

BY:

Nathan Hutchinson, Manager

STATE OF UTAH

Utah
COUNTY OF ~~SALT LAKE~~

On the 16th day of November, 2020, personally appeared before me Nathan Hutchinson, who acknowledged himself to be the Manager of Building Construction Partners, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Summermauloa Doyle

Notary Public

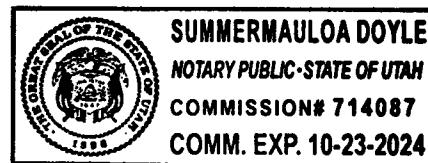


EXHIBIT A
Legal Description

PARCEL 1:

Beginning on a long-standing boundary fence line, and the North line of the John A. Riding property, which beginning point is located North 2971.81 feet and West 391.09 feet and North 89°26'30" West 1351.00 feet from the South quarter corner of Section 30, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along a boundary line agreement the following two courses: North 00°07'10" West 140.99 feet; thence North 01°01'48" West 505.84 feet; thence West 608.34 feet to a point on the agreed Utah Lake boundary line; thence along said line South 09°55'41" East 596.53 feet; thence East 249.35 feet; thence South 01°57'35" East 16.19 feet; thence South 89°00'00" East 116.84 feet; thence South 39.49 feet; thence South 89°26'33" East 148.16 feet to the point of beginning.

PARCEL 2:

Lots 2, 3 and 4C, SAM DEXY PLAT A AMENDED SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder on August 7, 2017 as Entry No. 76244:2017.