



MAIL TAX NOTICE TO GRANTEE:
Kaoi Property Partners LLC
1656 South 450 West
Lehi, Utah 84043
File Number: 2481932MG

ENT 18782:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Mar 25 11:55 AM FEE 40.00 BY MG
RECORDED FOR Old Republic Title (Please
ELECTRONICALLY RECORDED

WARRANTY DEED

James R. Anderson, Successor Trustee, of the Lois H. Anderson Family Living Trust u/a/d March 4, 2016, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to
Kaoi Property Partners LLC, a Utah limited liability company, GRANTEE

the following tract of land in Utah County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 26-032-0030

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2024 and thereafter.

Effective as of this 22nd day of March, 2024.

Lois H. Anderson Family Living Trust u/a/d March 4, 2016

James R. Anderson
James R. Anderson, Successor Trustee

STATE OF: UTAH

COUNTY OF: UTAH

On this 22nd day of March, 2024, personally before me appeared James R. Anderson, who proven on the basis of satisfactory evidence is the successor trustee of the Lois H. Anderson Family Living Trust u/a/d March 4,2016, and that said document was signed by him on behalf of said trust by authority of the trust governing documents, and acknowledged to me that said trust executed the same.

Miranda Graves
Notary Public
Commission Expires: 3/11/2026



EXHIBIT A

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 800 SOUTH STREET, SPRINGVILLE, UTAH, SAID POINT IS 1219.34 FEET N00°37'32"W ALONG THE SECTION LINE AND 2360.16 FEET WEST FROM A FOUND BRASS CAP MONUMENT MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 4, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE N88°00'00"W 74.63 FEET ALONG SAID NORTH LINE OF 800 SOUTH STREET, TO A POINT ON THE EAST LINE OF 200 EAST STREET, SPRINGVILLE CITY, UTAH; THENCE N00°11'00"E 145.66 FEET ALONG SAID EAST LINE OF 200 EAST STREET; THENCE N89°49'00"E 81.35 FEET ALONG THE CENTERLINE OF AN EXISTING BLOCK WALL FENCE LINE; THENCE S00°58'00"E 81.00 FEET ALONG THE CENTERLINE OF AN EXISTING CHAIN LINK FENCE LINE; THENCE S43°00'00"W 10.20 FEET ALONG THE CENTERLINE OF AN EXISTING CHAIN LINK FENCE LINE; THENCE S01°33'50"W 60.10 FEET ALONG THE CENTERLINE OF AN EXISTING CHAIN LINK FENCE LINE AND AN EXTENSION THEREOF, TO THE POINT OF BEGINNING.