MAIL TAX NOTICE TO Grantee 75 East 1700 North Mapleton, Utah 84664 ENTRY NO. 00292427
10/29/2019 04:40:15 PM B: 0592 P: 1421
Uarranty Deed PAGE 1 / 2
CRAIG J. SPERRY, JUAB COUNTY RECORDER
FEE \$ 40.00 BY BACKMAN TITLE SERVICES

Warranty Deed

Tire Ops, LLC

Of Nephi, County of Juab, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Dunn Development, LLC a Utah limited liability corporation

of Nephi, County of Juab, State of Utah, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Juab County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

SEE ATTACHED EBOTE DESCRIPTION,	
Parcel No.: XA00-0897-21	
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record	
WITNESS, the hand(s) of said Grantor(s), this 23 of October	AD., 2019
Signed in the Presence of:	
Attest: Kour S. Dunn Secretary Witness: Tire Ops, LLC By: Janell A Dunn Its: Member	<u> </u>
) SS. County of (4 fa 6)	
The foregoing instrument was acknowledged before me this 23 red day of October, 20 By Janell A Dunn	019
the Member of Tire Ops, LLC	
Notary Public My Commission Expires: 2-8-2023 Residing at: Spanish For	me, ut
LANDON DAVID SWENSON NOTARY PUBLIC STATE OF UTAH	

Exhibit "A"

Beginning at a point which is North 84 deg. East 198 feet from the Southwest corner of Lot 2, Block 21, Plat "D" of the Nephi Townsite Survey; thence North 84 deg. East 90.74 feet to a point South 84 deg. West 150.88 feet from the East line of said block; thence North 00 deg. 05'44" East 288.23 feet to a point South 00 deg. 05'36" West 114 feet from the North line of said block; thence North 89 deg. 56'43" West 90.72 feet to a point due North of beginning; thence South 297.80 feet to the point of beginning.

Together with and subject to an easement and right-of-way for ingress and egress for the benefit of adjoining parcels, being 40 feet wide and located 20 feet on each side of the following described line: Beginning at a point which is North 84 deg. East 198 feet from the Southwest corner of Lot 2, Block 21, Plat "D" of the Nephi Townsite Survey; thence North 247.8 feet to the point of ending.