

Andrea Allen  
Utah County Recorder

2022 Mar 11 02:55 PM FEE 40.00 BY AR

RECORDED FOR Vanguard Title Insurance Agency, LLC - American Fork  
ELECTRONICALLY RECORDED

Vanguard Title Insurance Agency, LLC  
Mail Tax Notices to and  
WHEN RECORDED RETURN TO:  
Lonestar Properties, LLC  
2208 W 700 S  
Springville, UT 84663

File No.: 65621-MB

**\*\* Deed being recorded to correct notary error made in Entry Number 211635:2021**

### SPECIAL WARRANTY DEED

GRANTOR(S): **Fritzi Realty, a California corporation**

hereby CONVEY(S) and WARRANT(S) only as against all claiming by though or under it to:

GRANTEE(S): **Lonestar Properties, LLC**

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

See Exhibit "A" attached hereto and made a part hereof.

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 8th day of March, 2022.

**Fritzi Realty, a California corporation**

BY: [Signature]  
Robert Tandler, Co-CEO

State of California        }  
                                      : ss.  
County of San Francisco    }

On this \_\_\_\_\_ day of February, 2022, personally appeared before me, Robert Tandler, who being by me duly sworn, did say, that such person is the Co-CEO of Fritzi Realty, a California corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its by-laws and that the said Robert Tandler acknowledged to me that the said corporation executed the same.

Witness my hand and official seal

\_\_\_\_\_  
Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of SAN FRANCISCO )

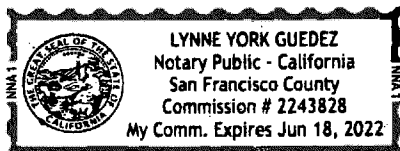
On 3.8.2022 before me, LYNNE YORK GUEDEZ, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared ROBERT TANDLER  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: SPECIAL WARRANTY DEED  
Document Date: 3.8.2022 Number of Pages: 3  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: ROBERT TANDLER Signer's Name: \_\_\_\_\_  
☒ Corporate Officer — Title(s): CO-CEO ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: FRITZI REALTY A CALIFORNIA CORPORATION Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**

Commencing at a point in a fence line intersection on the East side of the D. & R.G.W. Railroad right-of-way, which point is South 856.380 feet and West 239.570 feet (based on the Utah State Coordinate System, Central Zone) from the East Quarter Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian. Thence North 1°40'59" East along said fence and right-of-way 1372.690 feet to a fence line on the Southwesterly side of Spanish Fork River, thence along said fence line as follows: South 88°14'57" East 23.401 feet, thence South 25°30'59" East 556.850 feet, thence South 5°34'01" East 282.290 feet, thence South 2°14'33" East 431.249 feet, thence South 65°42'44" West 381.625 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described land: Beginning at a point in the northerly line of said entire tract lying North 00°12'30" West 531.32 feet measured along the easterly line of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and West 260.16 feet from a County Monument marking the East Quarter corner of said Section 25, said point also being 18.14 feet perpendicularly distant easterly from the centerline of State Route 198 of said project at Engineer Station 46+44.75; thence South 55°00'00" East 79.01 feet to a point on the East line of said entire tract, said point being 84.39 feet perpendicularly distant easterly from the centerline of State Route 198 of said project at Engineer Station 46+01.72; thence South 01°39'00" West 538.98 feet along the East line of said entire tract, said point being 98.14 feet radially distant easterly from the centerline of State Route 198 of said project at Engineer Station 40+64.22; thence North 88°00'00" West 66.00 feet to a point on the west line of said entire tract; said point being 32.15 feet radially distant easterly from the centerline of State Route 198 of said project at Engineer Station 40+63.10; thence along said westerly line North 01°39'00" East 582.01 feet to the point of beginning.

**West Parcel:**

A parcel of land lying in the Southeast ¼ of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian being further described as follows:

Beginning at a point on the East Line of Lot 1, Fritz Subdivision Plat "A", which point lies South 0°12'22" East 169.15 feet along the Section Line and West 829.19 feet from the East ¼ Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence along said Lot 1 the following 2 courses to wit: (1) South 6°11'57" East 908.03 feet, (2) South 89°05'03" West 459.55 feet; thence South 27°17'51" East 304.71 feet along an existing fence; thence North 89°48'42" East 16.97 feet along an existing fence; thence South 0°06'27" East 318.50 feet; thence South 0°06'37" East 117.67 feet; thence North 89°43'47" East 2.63 feet; thence South 0°27'34" West 249.93 feet along the West Boundary of Moon Subdivision Plat "A"; thence North 60°02'57" West 715.52 feet; thence North 43°01'46" West 55.87 feet; thence North 21°02'15" West 139.28 feet; thence North 16°28'27" West 163.26 feet; thence North 15°31'00" West 165.20 feet; thence North 56°34'40" East 385.51 feet along an existing fence to a point on the South Line of Lot 1, Fritz Subdivision Plat "A"; thence along said Lot 1 the following 7 courses to wit: (1) North 42°13'43" West 180.40 feet, (2) North 47°33'19" East 146.20 feet, (3) North 43°52'56" West 149.47 feet, (4) North 48°01'49" East 936.64 feet, (5) Southeasterly 13.35 feet along the arc of a 8.50 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 86°58'11" East 12.02 feet, (6) South 41°58'11" East 57.62 feet, (7) Southeasterly 124.86 feet along the arc of a 200.00 foot radius curve to the right through a central angle of 35°46'14", the chord bears South 24°05'04" East 122.84 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel: Beginning at a point which lies South 627.60 feet and West 842.20 feet from the East ¼ Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 84°30'00" West 30.00 feet; thence South 5°30'00" East 30.00 feet; thence North 84°30'00" East 30.00 feet; thence North 5°30'00" West 30.00 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following described land: Lot 2, Plat "A", FRITZI SUBDIVISION, according to the official plat thereof recorded in the office of the Utah County Recorder, as Entry No. 50430:2012, and Map Filing No. 13686.

**East Parcel:**

A parcel of land lying in the Northeast ¼ and the Southeast ¼ of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian being further described as follows:

Beginning at a point on the West right-of-way Line of State Road 198, which point lies North 0°12'30" West 387.27 feet along the Section Line and West 355.02 feet from the East ¼ Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 2°03'25" West 1054.81 feet along said Right-Of-Way Line; thence South 2°29'47" West 48.60 continuing along said Right-Of-Way Line; thence South 19°43'45" West 160.32 feet; thence North 52°07'16" West 64.20 feet; thence North 17°48'52" West 97.55 feet; thence North 85°53'54" West 171.57 feet to a point on the East Line of Cal Pac Road; thence along said road the following 4 Courses to wit: (1) North 6°11'57" West 563.03 feet, (2) Northwesterly 166.07 feet along the arc of a 266.00 foot radius curve to the left through a central angle of 35°46'14", the chord bears North 24°05'04" West 163.38 feet, (3) North 41°58'11" West 57.62 feet, (4) Northeasterly 13.35 feet along the arc of a 8.50 foot radius curve to the right through a central angle of 90°00'00", the chord bears North 3°01'49" East 12.02 feet; thence along the Southeasterly Line of Arrowhead Trail Road the following 6 courses to wit: (1) North 48°01'49" East 27.52 feet, (2) North 43°54'42" East 77.68 feet, (3) North 42°35'03" East 253.49 feet, (4) Northeasterly 123.02 feet along the arc of a 318.10 foot radius curve to the right through a central angle of 22°09'32", the chord bears North 60°45'30" East 122.26 feet, (5) North 78°59'41" East 133.67 feet, (6) South 88°00'21" East 27.38 feet to the point of beginning.

Less and excepting therefrom the following described parcel: Beginning at a point which lies South 488.44 feet and West 533.12 feet from the East ¼ Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 55°00'00" West 30.00 feet; thence South 35°00'00" East 30.00 feet; thence North 55°00'00" East 30.00 feet; thence North 35°00'00" West 30.00 feet to the point of beginning.

Tax Parcel No.: 39-229-0005, 25-028-0101, 25-028-0082, 25-028-0086, 25-028-0087 and 39-229-0003