

Recording Requested by:  
First American Title Insurance Company  
578 South State Street  
Orem, UT 84058  
(801)224-8676

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
CV Development, LLC  
3845 North Eisenhower Street  
Eagle Mountain, UT 84013

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **320-6346683 (dma)**  
A.P.N.: **16759X1**

**Angie Parish as Trustee of The Lonnie M. Larsen Property Trust dated March 10, 2023,**  
Grantor, of Mt. Pleasant, Sanpete County, State of Utah, hereby CONVEY AND WARRANT to

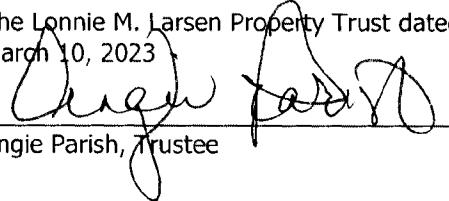
**CV Development, LLC, a Utah limited liability company**, Grantee, of **Eagle Mountain, Utah** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Sanpete** County, State of **Utah**:

**Beginning 20 chains West, North 2.29 chains and West 1 rod from the Southeast corner of the Northeast Quarter of Section 2, Township 15 South, Range 4 East, Salt Lake Base and Meridian; thence West 40 rods; thence North 25 rods; thence East 2 rods; thence North 1/2 a rod; thence East 235 feet; thence South 98 feet; thence East 98 feet; thence North 98 feet; thence East 294.00 feet, more or less, to the Northeast corner of original Tax ID #16759; thence South 420.75 feet to the point of beginning. (16759X1)**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

Witness, the hand(s) of said Grantor(s), this April 24<sup>th</sup>, 2025.

The Lonnie M. Larsen Property Trust dated  
March 10, 2023

  
Angie Parish, Trustee

STATE OF Utah )  
County of Utah )ss.

On 4-24-25, before me, the undersigned Notary Public,  
personally appeared **Angie Parish as Trustee of The Lonnie M. Larsen Property Trust dated  
March 10, 2023**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires: 11-1-27

  
Notary Public

