

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

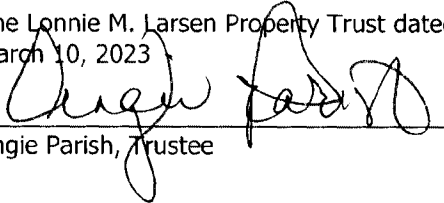
CV Development, LLC, a Utah limited liability company, Grantee, of **Eagle Mountain, Utah** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Sanpete** County, State of **Utah**:

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 24th**, 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

