

WHEN RECORDED, MAIL TO:
Preserve Springville, LLC
2019 Main Street, Suite 2
Salt Lake City, UT 84115

ENT35926:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Mar 20 12:58 PM FEE 40.00 BY SW
RECORDED FOR North American Title UT Orem
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

East Bay R.V., LLC, a Utah limited liability company, Grantor, of Provo , County of Utah, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor to Preserve Springville, LLC, Grantee, of Salt Lake City, County of , State of Utah, for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

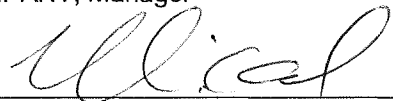
Tax ID No.: 47-201-0005

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 9th day of March, 2020.

East Bay R.V., LLC, a Utah limited liability company

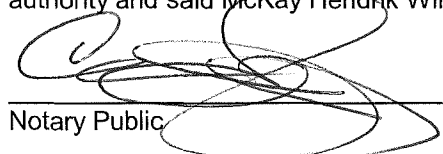
BY: F.M. WINKEL FAMILY, LLC., A UTAH LIMITED LIABILITY
COMPANY, Manager

BY: 
McKay Hendrik Winkel, Manager

STATE OF Utah

COUNTY OF Utah

On the March 9, 2020, personally appeared before me McKay Hendrik Winkel, Manager of F.M. Winkel Family, LLC., a Utah Limited Liability Company, Manager of East Bay R.V., LLC, a Utah limited liability company, and that said instrument was signed in behalf of said limited liability company by authority and said McKay Hendrik Winkel, executed the same in the name of the limited liability company.


Notary Public

My Commission Expires: 6/6/2021

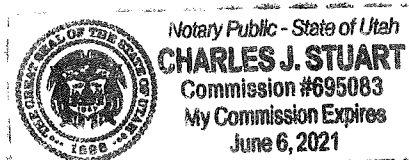


EXHIBIT A

Parcel 1:

Lot 5, Plat "A" NJN Subdivision, Springville, Utah, according to the Official Plat thereof on file and of record in the Office of the Utah County Recorder.

Parcel No. 47-201-0005, 47-201-0007.

Parcel 2:

A perpetual easement for the purpose of installing and maintaining a monument sign. The easement shall be located at the Southwest corner of Lot 6, Plat "A", NJN Subdivision as follows:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 19, Township 7 South, Range 3 East, Salt Lake Base and Meridian, Springville, Utah, more particularly described as follows:

Beginning at the Southeast corner of said Section 19; thence South 89 degrees 48'25" West along the Section line a distance of 535.70 feet; thence North 00 degrees 01'35" West a distance of 16.50 feet to the Southeast corner of the NJN Subdivision Plat "A" as recorded in the Official Records of Utah County as Entry No. 8573-98; thence South 89 degrees 48'25" West a distance of 87.60 feet along the South boundary of said subdivision; thence South 87 degrees 49'06" West a distance of 475.49 feet along said South boundary; thence South 89 degrees 48'25" West a distance of 519.42 feet along said South boundary to the Southwest corner of Lot 6 of said subdivision, said point also being the real point of beginning; thence South 89 degrees 48'25" West a distance of 15.00 feet to a point of curvature of a 25.00 foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 39.27 feet; said curve having a central angle of 90 degrees 00'00" and a chord that bears North 45 degrees 11'35" West a distance of 35.36 feet to a point on the Easterly right of way of 1750 West Street, Springville, Utah; said right of way also being the West boundary of said Lot 6; thence North 00 degrees 11'35" West a distance of 15.00 feet along said right of way; thence South 45 degrees 11'35" East a distance of 56.57 feet to the point of beginning.

Basis of bearing: Utah State Plane Coordinate System Central Zone.

The following is shown for information purposes only: Tax ID / Parcel No. 47-201-0005 and 47-201-0007 .