

Mail Recorded Deed & Tax Notice To:  
Loris Ventures LLC, a Utah limited liability company  
87 East Lake View Drive  
Vineyard, UT 84059

ENT 41064 : 2024 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Jun 21 02:14 PM FEE 40.00 BY AC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 169244-CAB

## SPECIAL WARRANTY DEED

**Orbis Properties, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Pleasant Grove, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Loris Ventures LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Vineyard, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 40-528-0010** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**ALSO SUBJECT TO:** a Deed of Trust by Orbis Properties, LLC as Trustor to Bank of American Fork, a division of People's Intermountain Bank as Beneficiary recorded 9 September, 2019 as Entry Number 88525:2019; records of the Utah county recorder.

*[Signature on following page]*

Dated this 21st day of June, 2024.

Orbis Properties, LLC, a Utah limited liability company

BY: William Shupe

Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 20 day of June, 2024, before me, personally appeared William Shupe, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Orbis Properties, LLC, a Utah limited liability company.

Cortlund G. Ashton  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lot 10, PLAT C, GROVE COMMONS SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on August 12, 2019 as Entry No. 76303:2019.

**PARCEL 1A:**

A non-exclusive easement for roadways, walkways, ingress and egress, parking of motor vehicles, loading and unloading of commercial vehicles and utility and service lines and/or facilities as more particularly defined in that certain Easements with Covenants and Restrictions Affecting Land, recorded July 31, 2013 as Entry No. 72974:2013 in the Utah County Recorder's Office, State of Utah.

**PARCEL 1B:**

An easement for vehicular and pedestrian ingress and egress as more particularly defined in that certain Declaration of Access, Maintenance and Easement Agreement, recorded August 16, 2019 as Entry No. 78538:2019 in the Utah County Recorder's Office, State of Utah.