

WHEN RECORDED, MAIL TO:
L. S. McCULLOUGH, II, ESQ.
THE McCULLOUGH GROUP
405 SOUTH MAIN, SUITE 800
SALT LAKE CITY, UTAH 84111

GRANTEE'S ADDRESS:
5513 W. 11000 N. #301
HIGHLAND, UTAH 84003

Space above for County Recorder's use

Parcel #34:042:0070

SPECIAL WARRANTY DEED


KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **ONSEN DEVELOPMENT, INC.**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah:**

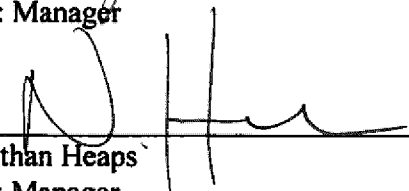
**PART OF LOT 28, PLAT A, ALPINE ESTATES SUBDIVISION
DESCRIBED AS FOLLOWS:**

COMMENCING AT A POINT LOCATED NORTH 54°00'00" WEST 219.11 FEET FROM THE SOUTH WEST CORNER OF LOT 28, PLAT "A" ALPINE ESTATES SUBDIVISION, ALPINE, UTAH; THENCE NORTH 54°00'00" WEST 177.50 FEET; THENCE NORTH 49°19'25" EAST 269.05 FEET; THENCE ALONG THE WESTERLY BANK OF A CREEK AS FOLLOWS: SOUTH 21°18'36" EAST 47.46 FEET, SOUTH 25°15'05" EAST 31.03 FEET, SOUTH 02°17'31" WEST 12.70 FEET; THENCE SOUTH 23°17'43" WEST 76.73 FEET, SOUTH 11°09'26" WEST 54.71 FEET, SOUTH 35°02'04" WEST 85.99 FEET TO THE POINT OF BEGINNING.

WITNESS, the hand of said grantor on January 18, 2023.

KANAGAWA CAPITAL LLC

By: 
Joshua G. James
Its: Manager

By: 
Nathan Heaps
Its: Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On January 18, 2023, personally appeared before me, Joshua G. James, Manager, Kanagawa Capital LLC , the signer of the within instrument, who duly acknowledged to me that he executed the same.



Michele H. R.
NOTARY PUBLIC
Residing At: 13079 S. Roylance Dr., Draper, UT 84020

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On January 18, 2023, personally appeared before me, Nathan Heaps, Manager, Kanagawa Capital LLC , the signer of the within instrument, who duly acknowledged to me that he executed the same.



Michele H. R.
NOTARY PUBLIC
Residing At: 13079 S. Roylance Dr., Draper, UT 84020