ENT4247:2023 PG 1 of 3 Andrea Allen **Utah County Recorder** 2023 Jan 24 11:54 AM FEE 40.00 BY CS RECORDED FOR The McCullough Group, LLC ELECTRONICALLY RECORDED

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 # 11:045:0190

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:

See attached Exhibit A for legal description

WITNESS, the hand of said grantor on January 18

KANAGAWA CAPITAL LLC

By:

Joshua G. James

Its: Manager

By:

Nathan Heaps

Its: Manager

STATE OF UTAH

: ss.

COUNTY OF UTAH

)

, 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.



NOTARY PUBLIC - STATE OF UTAH COMMISSION# 709356

Residing At: 130795, Raylance Dr., Druper, 47 84021

ENT4247:2023 PG 2 of 3

STATE OF UTAH)
	: ss.
COUNTY OF UTAH)

On ________, 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.



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

EXHIBIT A

COMMENCING AT THE CENTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 42'21" EAST ALONG ONE QUARTER SECTION LINE 733.10 FEET TO THE NORTHWESTERLY POINT OF ALPINE ESTATES SUBDIVISION PLAT "A"; THENCE SOUTH 49 DEGREES 19'25" WEST ALONG SAID SUBDIVISION 412.63 FEET; THENCE NORTH 57 DEGREES 48'26" WEST 88.14 FEET; THENCE SOUTH 89 DEGREES 42'21" WEST 344.44 FEET; THENCE NORTH 61 DEGREES 39'34" WEST 92.54 FEET; THENCE NORTH 28 DEGREES 20'27" EAST 169.48 FEET; THENCE NORTH 0 DEGREES 17'39" WEST 26.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM A PORTION DEEDED TO ALPINE CITY IN QUIT CLAIM DEED RECORDED AS ENTRY NO. 127582:2005 DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 41'52" EAST 31.76 FEET; THENCE SOUTH 28 DEGREES 19'58" WEST 208.33 FEET; THENCE NORTH 61 DEGREES 40'03" WEST 15.0 FEET; THENCE NORTH 28 DEGREES 19'58" EAST 169.5 FEET; THENCE NORTH 0 DEGREES 18'06" WEST 26.89 FEET TO THE POINT OF BEGINNING.

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