

Send Tax Notices to Grantee:
Terra Growth Factors, LTD.
560 S State Street #B200
Orem, UT 84058



ENT 52192:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Aug 10 03:38 PM FEE 40.00 BY AR
RECORDED FOR Title One
ELECTRONICALLY RECORDED

File No.: 23-94992
Parcel ID No. 52-020-0029

WARRANTY DEED

Sperry X, LLC, grantor(s), of **1031 E Hackamore Drive, Draper, UT 84020**, hereby **CONVEY AND WARRANT** to

Terra Growth Factors, LTD.

grantee(s) of **560 S State Street #B200, Orem, UT 84058**, for the sum of Ten dollars and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, conditions and restrictions of record and taxes for the current year.

IN WITNESS WHEREOF, Grantor(s) have hereunto set grantor's hand and seal this **10th day of August, 2023**.

SPERRY X, LLC

Will Sperry
Will Sperry
Manager

Ron Sperry
Ron Sperry
Manager

State of Utah
County of Salt Lake

On this 10th day of August, 2023, personally appeared before me Will Sperry and Ron Sperry, Managers of Sperry X, LLC who duly acknowledged to me that they executed the same.

My commission expires: 10-19-23

[Signature]
Notary Public

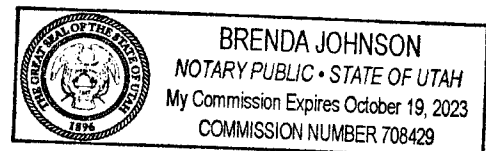


EXHIBIT "A"
LEGAL DESCRIPTION

Unit E, Building 8, contained within the SHADOWBROOK PHASE 1, a Utah Condominium Project as identified in the Record of Survey Map filing No. 1170 (as said record of survey map may have been amended and/ or supplemented) and as further defined and described in the Declaration of Condominium of the Shadowbrook Condominium Project, recorded September 5, 1973, as Entry No. 16322 in Book 1342 at Page 467 in the Office of the Recorder of Utah County, Utah, and in any supplements/ amendments thereto.

Together with the appurtenant undivided interest in and to the common areas and facilities more particularly described in said Declaration and any amendment thereto.