

Send Tax Notices to Grantee:
Brian D. Grow
1175 Caminito Amarillo
San Marcos, CA 92069

Parcel ID No. 52-020-0029

ENT 5388=2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 24 01:57 PM FEE 40.00 BY CS
RECORDED FOR GROW, STEVEN L

SPECIAL WARRANTY DEED

Terra Growth Factors, LTD, Grantor, a Utah Limited Partnership, of **560 S State St, Ste B200, Orem, UT, 84058**, hereby **CONVEYS AND WARRANTS** against all claiming by, through, or under it to

Brian D. Grow,

Grantee, of **1175 Caminito Amarillo, San Marcos, CA, 92069**, 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.

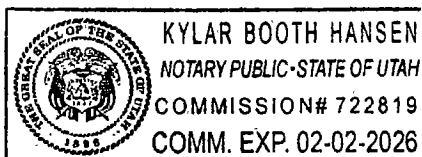
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this 16th day of **January, 2025**.

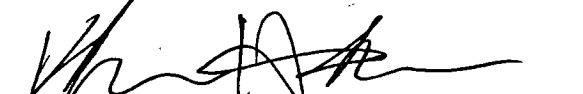
GRANTOR:
Terra Growth Factors, LTD


By: Steven L. Grow, Member/Manager of
Center Street Corporate Services LC
Its: General Partner

STATE OF UTAH
COUNTY OF UTAH

On this 16th day of January, 2025, personally appeared before me Steven L. Grow, Member/Manager of Center Street Corporate Services LC and General Partner of Terra Growth Factors, LTD, who duly acknowledged to me that he executed the same.



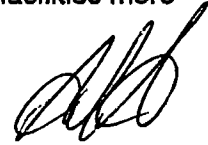

Notary Public

My commission expires: 02/02/2026

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.

A handwritten signature in black ink, appearing to be 'AB' or similar, located to the right of the text block.