

ENT 75259 : 2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 17 09:21 AM FEE 40.00 BY TM
RECORDED FOR First American - Orem
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Calpac Holdings, LLC
2208 West 700 South
Springville, UT 84663

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **320-6271531 (dma)**
A.P.N.: **51-762-0001; 51-762-0002; 51-762-0003 and 51-762-0004**

Lonestar Properties LLC, Grantor, of **Springville , Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Calpac Holdings, LLC, a Utah limited liability company, Grantee, of **Springville , Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOTS 1, 2, 3 and 4, RIVER MEADOWS COMMERCIAL CENTER SUBDIVISION , ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

TOGETHER WITH CROSS ACCESS EASEMENT ACROSS LOTS 3 AND 4 OF AS SET FORTH ON THE DEDICATED PLAT OF RIVER MEADOWS COMMERCIAL CENTER SUBDIVISION , ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 10, 2023**.

A.P.N.: 39-229-0007

Special Warranty Deed - continued

File No.: 320-6271531 (dma)

Lonestar Properties LLC
Dallas Hakes, Manager

STATE OF Utah)
COUNTY OF Utah)Ss.
)

On November 16, 2023, personally appeared before me, **Dallas Hakes, Manager of Lonestar Properties LLC**, the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary PublicNikki Humphreys

(Printed Name)

My Commission expires: 12/29/2024

{Seal or Stamp}

