

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 16, 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.

Nikki Humphreys  
Notary Public Nikki Humphreys

(Printed Name)  
My Commission expires: 12/29/2024 {Seal or Stamp}

