

WHEN RECORDED, MAIL TO:
SOUTH RIM TH1 LLC
1160 KINGS COURT
KAYSVILLE, UT 84037

Escrow No. 40215

SPECIAL WARRANTY DEED

GARDEN TOWNS 2, LLC, a Utah limited liability company, grantor(s)
of OREM, County of UTAH, State of UTAH, hereby CONVEY(s) and WARRANT(s) against all
claiming by, through or under IT to

SOUTH RIM TH PARTNERS LLC, a Utah limited liability company, grantee(s)
of OREM, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and
valuable consideration, the following described tract of land in IRON County, State of Utah, to-wit:

**Beginning at the Southwest corner of the Southeast quarter of the Northwest quarter of
Section 23, Township 36 South, Range 11 West, Salt Lake Base & Meridian, thence North
0°21'50" East along the 1/16th line 451.15 feet to the South line of 1150 South Street, thence
North 89°46'56" East 413.57 feet, thence South 0°21'50" West 445.55 feet to the South line
of the Southeast quarter of the Northwest quarter of said Section 23, thence South
89°00'27" West along the 1/16th line 413.67 feet to the point of beginning.**

**Subject to a 10-foot wide public utility easement along the North side of the above
described property and subject to a 10-foot wide utility and access easement along the
West side of the above described property.**

**Also subject to a 7.5' wide public utility easement along the south side of the above
described property.**

Tax ID# B-1165-0003-0000

**SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of
record or enforceable in law and equity and taxes for the year 2021 and each year thereafter.**

WITNESS the hand(s) of said grantor(s), this 1ST day of JULY, 2021.

**GARDEN TOWNS 2, LLC, a Utah limited
liability company**


BY: **ERNEST D. WILLMORE,**
MANAGER

FILED 07/01/2021 04:29:51 PM BY: UTAH FIRST TITLE INSURANCE AGENCY




STATE OF UTAH

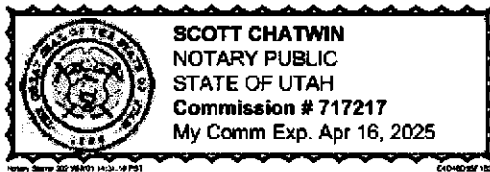
} SS.

COUNTY OF UTAH

On the 1st day of July, 2021, personally appeared before me ERNEST D. WILLMORE, who being by me duly sworn did say for himself/herself that he/she is the MANAGER of GARDEN TOWNS 2, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said company by authority of its articles of organization and duly acknowledged to me that said company executed the same.



Ernest D. Willmore



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E-Signature Summary

E-Signature 1: Ernest D. Willmore (EDW)
 July 01, 2021 14:31:18 -8:00 [C42DF6944AD9] [67.177.46.255]
 ernie@willmorepartners.com (Principal) (Personally Known)

E-Signature Notary: Scott Chatwin (sco)
 July 01, 2021 14:31:18 -8:00 [E4D48D95F1B2] [192.92.200.54]
 scottc@utahfirsttitle.com

I, Scott Chatwin, did witness the participants named above electronically sign this document.



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