



MAIL TAX NOTICE TO GRANTEE:
Cedar Valley Developers, LLC
14034 South 145 East, Ste 204
Draper, Utah 84020

ENT 79848 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 13 02:37 PM FEE 84.00 BY MG
RECORDED FOR Old Republic Title (Commerce
ELECTRONICALLY RECORDED

File Number: 2379897HM

SPECIAL WARRANTY DEED

**GSFJV, LLC, a Utah limited liability company who incorrectly took title as GSFJV,
LLC., a Utah limited liability company**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS
AGAINST THE ACTS OF GRANTOR ONLY to

Cedar Valley Developers, LLC, a Utah limited liability company

GRANTEE

the following tract of land in Utah County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: 39-391-0001 through 39-391-0032

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general
property taxes for the year 2024 and thereafter.

Effective as of this Nov 13, 2024.

GSFJV, LLC, a Utah limited liability company who
incorrectly took title as GSFJV, LLC., a Utah limited
liability company

Oquirrh Wood Ranch, LLC, a Utah limited liability
company, Manager

By: Shipp Ventures, Inc., a Utah corporation, Manager

By: Nathan D. Shipp, President

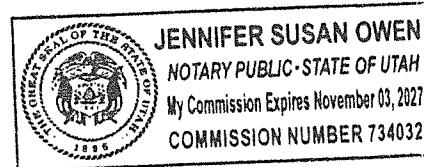
James Smith, Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 8th day of November 2024, personally before me appeared Nathan D. Shipp, President of Shipp
Ventures, Inc., a Utah corporation, which entity is the Manager of Oquirrh Wood Ranch, LLC, a Utah limited
liability company, which entity is a Manager of GSFJV, LLC, a Utah limited liability company who incorrectly took
title as GSFJV, LLC., a Utah limited liability company, and that said document was signed by him/her on behalf of
said entity by authority of its members and within the authority granted under said entity's articles of organization
and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

JENNIFER SUSAN OWEN
 Notary Public
 Commission Expires: NOV. 3, 2027



STATE OF: UTAH

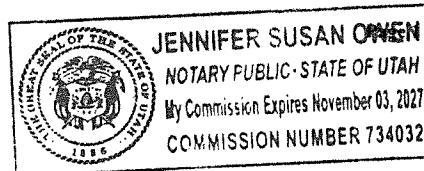
COUNTY OF: SALT LAKE

On this 8th day of November 2024, personally before me appeared James Smith who proven on the basis of satisfactory evidence is a Manager of GSFJV, LLC, a Utah limited liability company who incorrectly took title as GSFJV, LLC., a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

JENNIFER SUSAN OWEN
 Notary Public
 Commission Expires: NOV. 3, 2027

Warranty Deed

EXHIBIT A



Lot 1 through 32, of FIREFLY NPA 5 PHASE A PLAT 1, recorded October 30, 2024, as Entry No. 75995:2024, on file and of record in the Utah County Recorder's Office.

For Informational Purposes: TAX ID NO. 39-391-0001 through 39-391-0032