



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 (Commerc  
ELECTRONICALLY RECORDED

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

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

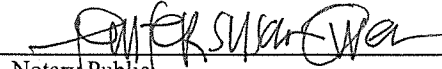
By: Nathan D. Shipp, President

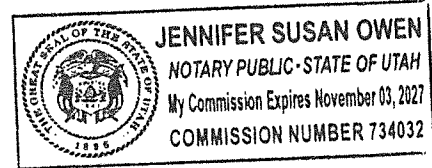
James Smith, Manager

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.

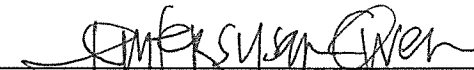
  
Notary Public  
Commission Expires: NOV. 3, 2027



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.

  
Notary Public  
Commission Expires: NOV. 3, 2027

Warranty Deed

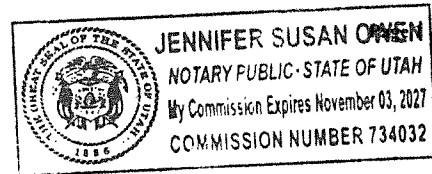


EXHIBIT A

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