

When recorded mail to:
BLB Property, LLC
1776 West 6800 South
Spanish Fork Ut 84660

WARRANTY DEED

MWM Investments, LLC; and BLB Property, LLC

GRANTOR(S)

of Spanish Fork, County of Utah, State of UTAH
Hereby Convey(s) and Warrant(s) to

BLB Property, LLC

GRANTEE(S)

of Spanish Fork, 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 UTAH COUNTY, STATE OF UTAH, to-wit:

See Attached Exhibit "A"

Also subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2023 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 18 DAY OF DECEMBER, 2023.

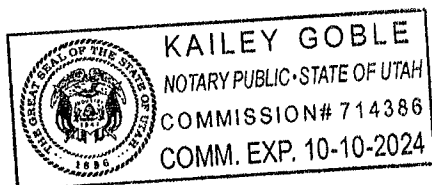
MWM Investments, LLC



By: Mike McDonald

State of Utah)
) ss
County of Utah)

On the 20 Day of December, 2023, personally appeared before me Mike McDonald, Manager of MWM Investments, LLC, signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.





Notary Public

BLB Property, LLC

Bill Beck

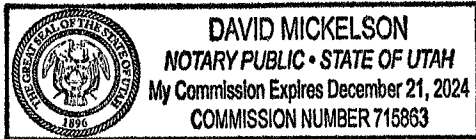
By: Bill Beck, Member

Linda L. Beck

Linda L. Beck, Member

State of Utah)
)ss
County of Utah)

On the 20 Day of December, 2023, personally appeared before me Bill Beck and Linda L. Beck, members of BLB Property, LLC, signers of the within instrument, who duly acknowledged to me that they executed the same.



David Mickelson
Notary Public

Exhibit "A"

Beginning at a point on the North Line of Woodland Hills Drive, which point lies South $89^{\circ}28'04''$ West 1069.91 feet along the Quarter Section Line and North 330.50 feet from the East Quarter Corner of Section 36, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North $74^{\circ}27'55''$ West 195.77 feet along said street; thence North $26^{\circ}26'58''$ West 45.61 feet to the Easterly Line of State Road 198; thence along said street the following 3 courses to wit: (1) North $15^{\circ}54'48''$ East 229.53 feet, (2) Northeasterly 116.39 feet along the arc of a 7197.50 foot radius curve to the left through a central angle of $0^{\circ}55'35''$, the chord bears North $16^{\circ}22'36''$ East 116.39 feet, (3) North $16^{\circ}22'26''$ East 1.70 feet; thence south $72^{\circ}10'00''$ East 238.15 feet; thence south $17^{\circ}50'00''$ West 372.25 feet to the point of beginning.

(25:068:0212)