



ENT 84466:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 02 10:51 AM FEE 40.00 BY LM
RECORDED FOR Old Republic Title (Commerc
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:

Grant Smith Farms, LLC
18489 Wilson Ave
Cedar Valley, UT 84013

File Number: 2379897HM

SPECIAL WARRANTY DEED

Cedar Valley Developers, 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

Grant Smith Farms, LLC, a Utah limited liability company

GRANTEE

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

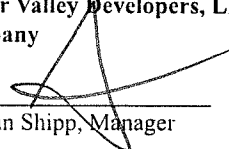
See Exhibit A

TAX ID NUMBER FOR PROPERTY: 39-391-0005 and 39-391-0006

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 November 18, 2024.

**Cedar Valley Developers, LLC, a Utah limited liability
company**



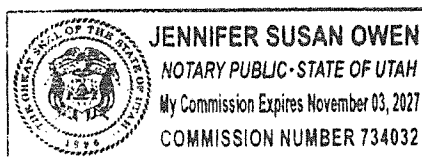
Nathan Shipp, Manager

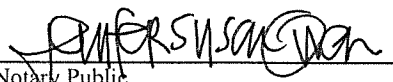
Jared Westhoff, Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 18th day of November 2024, personally before me appeared Nathan Shipp, Manager of Cedar
Valley Developers, 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. 03, 2027

STATE OF: UTAH

Effective as of this 11/26/2024.**Cedar Valley Developers, LLC, a Utah limited liability company**_____
Nathan Shipp, Manager*Jared Westhoff*_____
Jared Westhoff, Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this ____ day of _____, 2024, personally before me appeared Nathan Shipp, Manager of Cedar Valley Developers, 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:

STATE OF: Texas

COUNTY OF: El Paso

On this 26th day of november, 2024, personally before me appeared Jared Westhoff, Manager of Cedar Valley Developers, 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.

*Leonel Maldonado*_____
Leonel Maldonado

Notary Public

Notary Public, State of Texas

Commission Expires: 09/02/2025

Electronically signed and notarized online using the Proof platform.

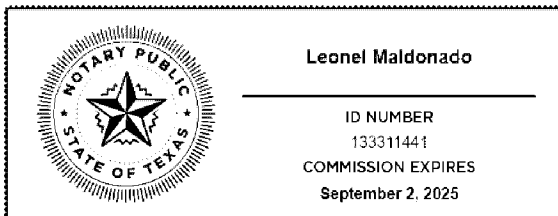


EXHIBIT A

Lot 5 and 6, 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. 39-391-0005 and 39-391-0006