

Mail Recorded Deed and Tax Notice To:
The Place at Parkway, LLC
3688 East Campus Dr., #100
Eagle Mountain, UT 84005



File No.: 124172-TOF

WARRANTY DEED

HHH Investment Group, L.C. and Scot Hazard and Stacey Hazard, husband and wife, as their interests appear

GRANTOR(S) of Eagle Mountain, State of Utah, hereby Conveys and Warrants to

The Place at Parkway, LLC

GRANTEE(S) of Eagle Mountain, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 49-675-0003, 49-675-0004, and 58-034-0445 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this June 18, 2020

HHH Investment Group, L.C.

BY: [Signature]
Scot Hazard
Manager

[Signature]
Scot Hazard

[Signature]
Stacey Hazard

STATE OF UTAH

COUNTY OF UTAH

On the June 18, 2020, personally appeared before me Scot Hazard, who acknowledged themselves to be the Manager of HHH Investment Group, L.C., and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this June 18, 2020 by Scot Hazard and Stacey Hazard.

[Signature]
Notary Public

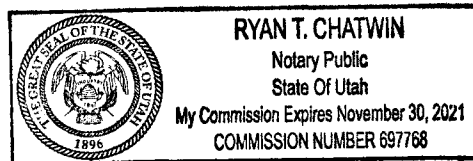


EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 1:

Beginning at a point along the Southerly right-of-way line of Pony Express Parkway as shown on the "Ranches Parkway/Pony Express Parkway Road Dedication Plat" recorded in the office of the Utah County Recorder as Map Filing #8060, which point is North 89°02'40" West along the section line 266.68 feet and South 82.95 feet from the North quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°09'24" West 166.07 feet along the said Southerly right-of-way line; thence North 12°47'40" East 30.66 feet; thence South 89°09'24" East 199.63 feet; thence South 34°00'01" West 35.83 feet to point along said Southerly right-of-way; thence North 89°09'24" West 20.31 feet along said Southerly right-of-way to the point of beginning.

PARCEL 2:

Lot 3, PARKWAY CROSSROADS SUBDIVISION PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder on June 28, 2007 as Entry No. 112975:2007.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point along the Southerly right-of-way line of Pony Express Parkway as shown on the "Ranches Parkway/Pony Express Parkway Road Dedication Plat" recorded in the office of the Utah County Recorder as Map Filing #8060, which point is North 89°02'40" West along the section line 266.68 feet and South 82.95 feet from the North quarter corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°09'24" West 166.07 feet along the said Southerly right-of-way line; thence North 12°47'40" East 30.66 feet; thence South 89°09'24" East 199.63 feet; thence South 34°00'01" West 35.83 feet to point along said Southerly right-of-way; thence North 89°09'24" West 20.31 feet along said Southerly right-of-way to the point of beginning.

PARCEL 3:

Lot 4, PARKWAY CROSSROADS SUBDIVISION PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder on June 28, 2007 as Entry No. 112975:2007.

Tax Id No.: 58-034-0445, 49-675-0003 and 49-675-0004