



**Prepared By Prospect Title Insurance
Agency, LLC
109780-24**

**After Recording Mail Tax Notice To:
16 East 1450 South
Orem, UT 84057**

Space Above This Line for Recorder's Use

WARRANTY DEED

Terminus Properties VI, LLC

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

Terminus Properties VI, LLC as to a 42.5% undivided interest, Island Park LP as to a 42.5% undivided interest, Jenna Hunt as to a 7.5% undivided interest and Mike Sears as to a 7.5% undivided interest.

GRANTEE(S), of 16 East 1450 South, Orem, UT 84057 hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in Utah County, UT:

**PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.**

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No. 35-090-0001, 35-090-0002, 35-090-0003, 35-090-0004, 35-090-0005, 35-090-0006, 35-090-0008, 35-090-0009, 35-090-0010, 35-090-0011, 35-090-0012

Witness our hands on 27th day of December, 2024

Grantor:

Terminus Properties VI, LLC, a Utah Limited Liability Company

By: 

James D. Brisk, Managing Member

STATE OF UTAH
COUNTY OF UTAH

On this 27th day of December, 2024, personally appeared James D. Brisk of Terminus Properties VI, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is the managing member of Terminus Properties VI, LLC and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said James D. Brisk managing member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

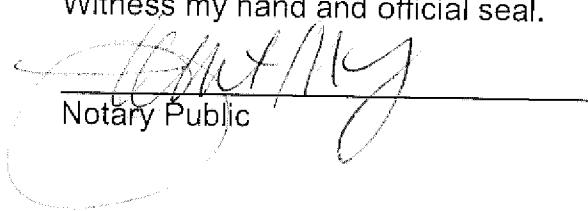

Notary Public



Exhibit "A"
Property Description

Property 1:

Unit A, in Building 1, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Property 2:

Unit B, in Building 1, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership

Act.

Property 3:

Unit C, in Building 1, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Property 4:

Unit D, in Building 1, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Property 5:

Unit A, in Building 2, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Property 6:

Unit B, in Building 2, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Property 7:

Unit D, in Building 2, contained within the BALSAM CONDOMINIUMS, a revision of Balsam

Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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Property 8:

Unit A, in Building 3, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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Property 9:

Unit B, in Building 3, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of

Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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Property 10:

Unit C, in Building 3, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded August 14, 1981, as Entry No. 23513, in Book 1931, at Page 31 (As said Declaration may have heretofore been amended or supplemented), in the office of the Recorder of Utah County, State of Utah.

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Property 11:

Unit D, in Building 3, contained within the BALSAM CONDOMINIUMS, a revision of Balsam Acres Subdivision, a Utah Condominium Project as identified in the Record of Survey Map recorded August 14, 1981, as Entry No. 23512, in Map Filing 2697 of Plats (As said record of Survey Map may have heretofore been amended or supplemented), and as further defined and described in the Declaration of Condominium of the BALSAM CONDOMINIUMS, recorded

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