

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Del Monte Ventures, LLC
2208 West 700 South
Springville, UT 84663

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **320-6227190 (dma)**
A.P.N.: **66-901-0050**

Lonestar Properties, LLC, Grantor, of **Springville , Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Del Monte Ventures, LLC, Grantee, of **Springville , Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOT 50, SKYE MEADOWS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM THE LAND IN THE NAME OF SPANISH FORK CITY AS TAX PARCEL 25-028-0033

BEGINNING AT A POINT WHICH IS SOUTH 627.6 FT AND WEST 842.2 FEET FROM THE EAST QUARTER CORNER OF SECTION 25, T8S, R2E, SLB&M.; THENCE S 84° 30' 0" W 30 FEET; S 5° 30' 0" E 30 FEET; N 84°30' 0" E 30 FEET; THENCE N 5° 30' 0" W 30 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHTS OF ACCESS TO MAINTAIN THE RIGHTS OF THE EXCEPTED PARCEL OVER AND ACROSS LOT 50 OR ANY OTHER RIGHTS APPURTENANT TO EXISTING WATER RIGHTS AND ACCESS OF SPANISH FORK CITY IN AND TO EXISTING WELLS AND RIGHTS PERTAINING THERETO.

LESS AN EXCEPTING THE WELL SITES AND ACCESS TO THE WELL SITES AS DESCRIBED IN WARRANTY DEED RECORDED AUGUST 24, 1971, AS ENTRY NO. 10969 1234 AT PAGE 453 OF OFFICIAL RECORDS.

A.P.N.: 66-901-0050

Special Warranty Deed - continued

File No.: 320-6227190 (dma)

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this 25th day of August 2022

Lonestar Properties, LLC

By: _____

Name: Dallas Hakes

Title: Member/Manager

STATE OF UT)

County of UTAH)

)ss.

On 8/25/22, before me, the undersigned Notary Public, personally appeared **Dallas Hakes, Member/Manager of Lonestar Properties, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10/1/22

Russell Walters
Notary Public

