

ENT 96019 : 2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Dec 09 02:57 PM FEE 40.00 BY CS  
RECORDED FOR First American - Orem  
ELECTRONICALLY RECORDED

Recording Requested by:  
Lonestar Properties, LLC

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

**ACCOMMODATION RECORDING ONLY.  
FIRST AMERICAN TITLE MAKES NO  
REPRESENTATION AS TO CONDITION  
OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR AFFECT OF DOCUMENT.**

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

A.P.N.: **25-028-0131**

**Lonestar Properties, LLC aka 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**:

**Commencing South 59.033 Feet and West 796.312 Feet from the East Quarter Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence Along a Curve to the Right (Chord Bears South 23°16'12" East 59.42 Feet, Radius of 266.00 Feet); Thence South 78°28'16" West 33.16 Feet; Thence Along a Curve to the Left (Chord Bears North 23°12'42" West 45.45 Feet, Radius of 233.00 Feet); Thence North 54°10'28" East 33.22 Feet to The Point of Beginning.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 9, 2025**.

A.P.N.: 25-028-0131

Special Warranty Deed - continued

**Lonestar Properties, LLC aka Lonestar Properties LLC****Dallas Hakes, Manager**

STATE OF UTAH )  
County of UTAH )ss.

On December 9, 2025, before me, the undersigned Notary Public, personally appeared **Dallas Hakes, Manager of Lonestar Properties, LLC aka 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 his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

My Commission Expires:

12/29/2028