

ENT 96021:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Dec 09 03:04 PM FEE 40.00 BY LM  
RECORDED FOR First American - Orem  
ELECTRONICALLY RECORDED

Recording Requested by:  
1450 Main Towers, LLC

Mail Tax Notices to and  
AFTER RECORDING RETURN TO: **ACCOMMODATION RECORDING ONLY.**  
Del Monte Ventures, LLC  
2208 West 700 South  
Springville, UT 84663  
**FIRST AMERICAN TITLE MAKES NO  
REPRESENTATION AS TO CONDITION  
OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
EFFECTIVENESS, OR AFFECT OF DOCUMENT.**

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

## **SPECIAL WARRANTY DEED**

A.P.N.: **25-028-0133**

**1450 Main Towers, LLC aka 1450 Main Towers 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 188.541 Feet and West 760.084 Feet from the East Quarter Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence South 06°11'57" East 399.85 Feet; Thence South 83°48'05" West 33.00 Feet; Thence North 06°11'57" West 399.85 Feet; Thence North 83°48'05" East 33.00 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 8, 2025**.

A.P.N.: 25-028-0133

Special Warranty Deed - continued

**1450 Main Towers, LLC aka 1450 Main Towers LLC****Dallas Hakes, Manager**

STATE OF Utah )  
)ss.  
County of Utah )

On December 8, 2025, before me, the undersigned Notary Public, personally appeared **Dallas Hakes, Manager of 1450 Main Towers, LLC aka 1450 Main Towers 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.



My Commission Expires:

12/29/2029

Notary Public

