

ENT 96023 : 2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Dec 09 03:08 PM FEE 40.00 BY LM
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.: **25-028-0134**

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 586.052 Feet and West 716.906 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 136.50 Feet; Thence South 83°48'05" West 33.00 Feet; Thence North 06°11'57" West 136.50 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.: 25-028-0134

Special Warranty Deed - continued

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

STATE OF Utah)
County of Utah)ss.

On December 9 2020, 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.

My Commission Expires: 12/29/2020
Notary Public