

ENT 96036:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Dec 09 03:19 PM FEE 40.00 BY LM
RECORDED FOR First American - Orem
ELECTRONICALLY RECORDED

Recording Requested by:
Calpac Holdings, 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.: **25-028-0130**

Calpac Holdings, LLC aka Calpac Holdings 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 North 14.221 Feet and West 898.389 Feet from the East Quarter Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence North 48°01'49" East 41.47 Feet; Thence Along a Curve to the Left (Chord Bears South 02°56'06" West 12.00 Feet, Radius of 8.50 Feet); Thence South 41°58'11" East 57.62 Feet; Thence Along a Curve to the Right (Chord Bears South 35°49'34" East 56.93 Feet, Radius of 266.00 Feet); Thence South 54°10'28" West 33.22 Feet; Thence Along a Curve to the Left (Chord Bears North 35°23'18" West 53.40 feet, Radius of 233.00 Feet); Thence North 41°58'12" West 66.12 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.: 25-028-0130

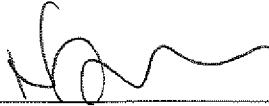
Special Warranty Deed - continued

Calpac Holdings, LLC aka Calpac Holdings LLC
Dallas Hakes, Manager

STATE OF Utah)
 County of Utah)ss.

On December 0, 2025, before me, the undersigned Notary Public, personally appeared **Dallas Hakes, Manager of Calpac Holdings, LLC aka Calpac Holdings 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:

12/29/2029