

ENT 99227:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Dec 18 04:45 PM FEE 40.00 BY TM
RECORDED FOR First American - Orem
ELECTRONICALLY RECORDED

Recording Requested by:
1450 Main Towers, LLC

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Del Monte Ventures, LLC
PO Box 887
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.: **25-028-0124**

1450 Main Towers, LLC, a Utah limited liability company, 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, a Utah limited liability company, 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 729.99 Feet and West 587.34 Feet from the East Quarter Corner of
Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence North
85°53'54" West 115.12 Feet; Thence North 06°11'57" West 136.50 Feet; Thence South
41°59'32" East 193.66 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 18, 2025**.

A.P.N.: 25-028-0124

Special Warranty Deed - continued

1450 Main Towers, LLC, a Utah limited liability company
Dallas Hakes, Manager

STATE OF Utah)
County of Utah)ss.

On Dec 19, 2025, before me, the undersigned Notary Public, personally appeared **Dallas Hakes, Manager of 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:

Notary Public

12/29/2028