

Recording Requested by:  
First American Title Insurance Company  
578 South State Street  
Orem, UT 84058  
(801)224-8676

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

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

## **SPECIAL WARRANTY DEED**

Escrow No: **320-6227190 (dma)**  
A.P.N.: **66-901-0050**

**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**:

**LOT 50, SKYE MEADOWS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.**

**LESS AND EXCEPTING THEREFROM THE LAND IN THE NAME OF SPANISH FORK CITY AS TAX PARCEL 25-028-0033**

**BEGINNING AT A POINT WHICH IS SOUTH 627.6 FT AND WEST 842.2 FEET FROM THE EAST QUARTER CORNER OF SECTION 25, T8S, R2E, SLB&M.; THENCE S 84° 30' 0" W 30 FEET; S 5° 30' 0" E 30 FEET; N 84°30' 0" E 30 FEET; THENCE N 5° 30' 0" W 30 FEET TO THE POINT OF BEGINNING.**

**SUBJECT TO THE RIGHTS OF ACCESS TO MAINTAIN THE RIGHTS OF THE EXCEPTED PARCEL OVER AND ACROSS LOT 50 OR ANY OTHER RIGHTS APPURTENANT TO EXISTING WATER RIGHTS AND ACCESS OF SPANISH FORK CITY IN AND TO EXISTING WELLS AND RIGHTS PERTAINING THERETO.**

**LESS AN EXCEPTING THE WELL SITES AND ACCESS TO THE WELL SITES AS DESCRIBED IN WARRANTY DEED RECORDED AUGUST 24, 1971, AS ENTRY NO. 10969 1234 AT PAGE 453 OF OFFICIAL RECORDS.**

A.P.N.: 66-901-0050

Special Warranty Deed - continued

File No.: 320-6227190 (dma)

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this 25<sup>th</sup> day of August 2022

Lonestar Properties, LLC

By: \_\_\_\_\_

Name: Dallas Hakes

Title: Member/Manager

STATE OF UT )

County of UTAH )

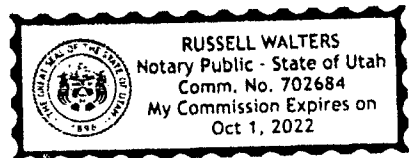
)ss.

On 8/25/22, before me, the undersigned Notary Public, personally appeared **Dallas Hakes, Member/Manager of 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 by his/her/their signature(s) on the instrument is/are 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: 10/1/22

Russell Walters  
Notary Public



When recorded, return to:  
Del Monte Ventures, LLC  
2208 West 700 South  
Springville, UT 84663

ENT 86241-2025 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Nov 4 01:58 PM FEE 0.00 BY LM  
RECORDED FOR SPANISH FORK CITY

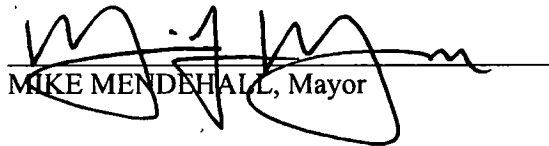
## QUIT CLAIM DEED

SPANISH FORK CITY, a Municipal Corporation of the State of Utah, Grantor, hereby **QUITCLAIMS** to DEL MONTE VENTURES, LLC, Grantee of Springville, Utah County, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration, ITS INTEREST in the following described tract of land in Utah County, State of Utah, to-wit:

**SEE ATTACHED EXHIBIT "A"**

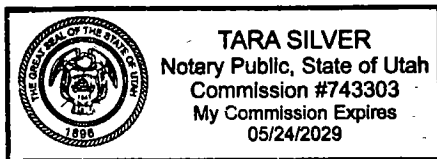
IN WITNESS WHEREOF, Grantor's have set their hands this 21 day of October, 2025

By: Spanish Fork City

  
MIKE MENDEHALL, Mayor

STATE OF UTAH     )  
                              : SS.  
COUNTY OF UTAH    )

On the 21 day of October, 2025 personally appeared before me, Mike Mendenhall, Mayor of SPANISH FORK CITY, a Municipal Corporation of the State of Utah and acknowledged to me that he execute the above instrument on behalf of said Corporation and said Corporation executed the same.



  
NOTARY PUBLIC

**EXHIBIT "A"**

PARCEL 39:229:0002 (FROM FRITZI PLAT A, ENT#50430:2012)

LOT 2, PLAT "A", FRITZI SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 18, 2012, AS ENTRY NO. 50430:2012, IN BOOK 39 OF PLATS AT PAGE 229, IN THE OFFICE OF THE UTAH COUNTY RECORDER.  
CONTAINING 4,614 SQUARE FEET (0.106 ACRES).

PARCEL 25:028:0032 (FROM WARRANTY DEED 10969-1971)

BEGINNING AT A POINT LOCATED SOUTH 796.7 AND WEST 771.3 FT FROM THE EAST ¼ CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE S84°30'00"W 30 FT, THENCE S05°30'00"E 30 FT, THENCE N84°30'00"E 30 FT, THENCE N05°30'00"W 30 FT TO THE POINT OF BEGINNING.

CONTAINS APPROX 900 SQ FT OR 0.02 AC

PARCEL 25:028:0033 (FROM WARRANTY DEED 10969-1971)

BEGINNING AT A POINT LOCATED SOUTH 627.6 FT AND WEST 842.2 FT FROM THE EAST ¼ CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE S84°30'00"W 30 FT, THENCE S05°30'00"E 30 FT, THENCE N84°30'00"E 30 FT, THENCE N05°30'00"W 30 FT TO THE POINT OF BEGINNING.

CONTAINS APPROX 900 SQ FT OR 0.02 AC

**QUIT CLAIM DEED**

**UTAH COUNTY**, (Grantor) a body corporate and politic of the State of Utah, 100 East Center, Provo, County of Utah, State of Utah, hereby quitclaims to **SPANISH FORK CITY**, (Grantee) 40 South Main, Spanish Fork, Utah 84660, a municipal corporation of the State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to wit:

COMMENCING AT THE INTERSECTION OF THE GRANTORS' SOUTH FENCE LINE EXTENDED AND A POINT 55.00 FEET EASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF THE POWER POLE LINE ON THE WESTERN SIDE OF THE COUNTY ROAD, SAID POINT BEING SOUTH 2652.90 FEET AND EAST 311.90 FEET FROM THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 43°35' WEST PARALLEL WITH SAID POLE LINE CENTER LINE 2076.00 FEET; THENCE WEST 72.42 FEET TO SAID CENTER LINE; THENCE SOUTH 43°35' EAST ALONG SAID CENTER LINE 2076.00 FEET TO SAID FENCE LINE; THENCE EAST ALONG SAID FENCE LINE EXTENDED 72.42 FEET TO BEGINNING.

AREA = 2.62 ACRES

ALL OF THE GRANTORS' LAND WITHIN THE FOLLOWING DESCRIPTION.

COMMENCING AT THE INTERSECTION OF THE GRANTORS' SOUTH FENCE LINE EXTENDED AND THE EASTERLY SIDE OF A POWER POLE LINE ON THE EASTERLY SIDE OF THE COUNTY ROAD, SAID POINT BEING SOUTH 2670.96 FEET AND EAST 32.95 FEET FROM THE NORTH QUARTER-CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 37°35'05" WEST ALONG THE EASTERLY SIDE OF SAID POWER POLELINE 2220.00 FEET; THENCE SOUTH 90.17 FEET; THENCE SOUTH 37°35' 05" EAST 3270.00 FEET TO THE STATE ROAD; THENCE NORTH 38° EAST 56.79 FEET; THENCE NORTH 37°35'05" WEST 1107.32 FEET TO BEGINNING.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, MOON ACRES SUBDIVISION, SPANISH FORK, UTAH, WHICH POINT IS NORTH 610.82 FEET AND WEST 1041.34 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THENCE ALONG THE NORTH SIDE OF DEL MONTE ROAD, SOUTH 58° 15' 43" EAST 32.15 FEET; THENCE ON A 281.60 FOOT RADIUS CURVE TO THE RIGHT 49.02 FEET; THENCE SOUTH 48°17'20" EAST 316.22 FEET; THENCE ON A 807.85 FOOT RADIUS CURVE TO THE LEFT 39.99 FEET; THENCE SOUTH 51° 07'31" EAST 35.52 FEET; THENCE ON A 8.52 FOOT RADIUS CURVE TO THE LEFT 17.87 FEET; THENCE SOUTH 8° 02'38" WEST 80.23 FEET; THENCE NORTH 51°07'31" WEST 83.95 FEET; THENCE ON A 863.85 RADIUS CURVE TO THE RIGHT 42.76 FEET; THENCE NORTH 48°17'20" WEST 316.62 FEET; THENCE ON A 225.60 RADIUS CURVE TO THE RIGHT 37.39 FEET; THENCE NORTH 0°27'34" EAST 65.53 FEET TO BEGINNING. THE BASIS OF BEARING FOR THIS DESCRIPTION: THE LINE FROM THE SOUTHEAST CORNER OF SECTION 25 TO THE EAST QUARTER CORNER OF SAID SECTION WAS TAKEN AS NORTH 0°12'25" WEST.

COMMENCING AT THE NORTHEAST CORNER OF LOT ONE, MOON ACRES SUBDIVISION, SPANISH FORK, UTAH, WHICH POINT IS NORTH 859.52 FEET AND WEST 662.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE

BASE AND MERIDIAN. THENCE SOUTH 2°17'54" EAST 177.72 FEET ALONG THE WEST SIDE OF CAL PACK AVENUE; THENCE ON A 1176.38 FOOT RADIUS CURVE TO THE RIGHT 59.99 FEET; THENCE SOUTH 0°37'24" WEST 215.33 FEET; THENCE ON A 462.63 FOOT RADIUS CURVE TO THE RIGHT 59.92 FEET; THENCE SOUTH 8°02'38" WEST 116.02 FEET; THENCE SOUTH 81° 57'22" EAST 66.00 FEET; THENCE ALONG THE EAST SIDE OF CAL PACK AVENUE NORTH 8°02'38" EAST 116.02 FEET; THENCE ON A 528.63 FOOT RADIUS CURVE TO THE LEFT 68.46 FEET; THENCE NORTH 0° 37'24" EAST 215.33 FEET; THENCE ON A 1242.38 FOOT RADIUS CURVE TO THE LEFT 63.35 FEET; THENCE NORTH 2°17'54" WEST 175.47 FEET; THENCE SOUTH 89°39'25" WEST 66.04 FEET TO THE BEGINNING. THE BASIS OF BEARING FOR THIS DESCRIPTION; THE LINE FROM THE SOUTHEAST CORNER OF SECTION 25 TO THE EAST QUARTER CORNER OF SECTION 25 WAS TAKEN AS NORTH 0° 12'25" WEST.

THE ABOVE ARE PORTIONS OF DEL MONTE ROAD.

WITNESS the hand of said Grantor, this 16<sup>th</sup> day of July, 2002.

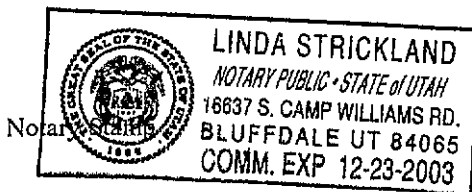
UTAH COUNTY

By: *Arlin V. Kuhni*

Arlin V. Kuhni  
Utah County Clerk-Auditor

STATE OF UTAH       )  
                              :SS  
COUNTY OF UTAH    )

On the 16<sup>th</sup> day of July, 2002, personally appeared before me Arlin V. Kuhni, who, being by me duly sworn, did say that he is the Clerk-Auditor of Utah County, that said instrument was signed in behalf of Utah County by authority of a motion by the Utah County Commission, and said Arlin V. Kuhni, acknowledged to me that Utah County executed the same.



*Linda Strickland*  
Notary Public

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**

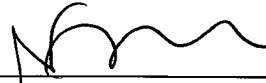
**Dallas Hakes, Manager**

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.

My Commission Expires:

12/29/2028


Notary Public





Recording Requested by:  
Lonestar Properties, LLC

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Springville, UT 84663

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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**



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**Dallas Hakes, Manager**

STATE OF Utah )  
 County of Utah ) ss.

On December 8 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.

My Commission Expires: 12/29/2028
  
 \_\_\_\_\_  
 Notary Public


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

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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 9**, 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.

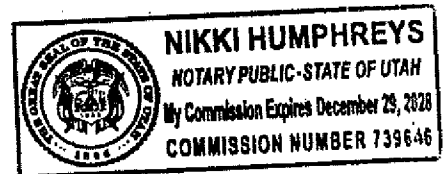
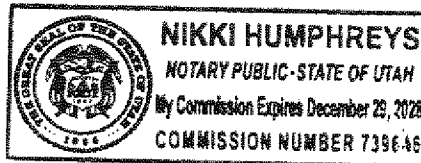
On December 8, 2025, before me, the undersigned Notary Public, personally appeared **Dallas Hakes, Manager of Calpac Holdings, LLC aka Calpac Holdings LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within 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.

My Commission Expires:

12/29/2028

  
 \_\_\_\_\_  
 Notary Public



Recording Requested by:  
Lonestar Properties, LLC

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Calpac Holdings, LLC  
2208 West 700 South  
Springville, UT 84663

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

## SPECIAL WARRANTY DEED

A.P.N.: 25-028-0125

**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

**Calpac Holdings, 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 59.03 Feet and West 796.31 Feet from the East Quarter Corner of  
Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence South  
43°18'04" East 56.28 Feet; Thence South 48°01'47" West 20.37 Feet; Thence Along a Curve  
to the Left (Chord Bears North 23°15'25" West 59.41 Feet, Radius of 266.72 Feet) to The  
Point of Beginning.**

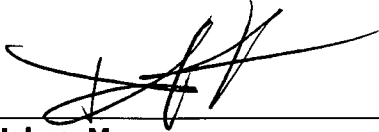
Subject to easements, restrictions and rights of way appearing of record and general property taxes for  
the year 2025 and thereafter.

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

A.P.N.: 25-028-0125

Special Warranty Deed - continued

**Lonestar Properties, LLC aka Lonestar Properties LLC**



**Dallas Hakes, Manager**

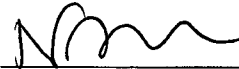
STATE OF Utah )  
County of Utah )ss.

On December 8, 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.

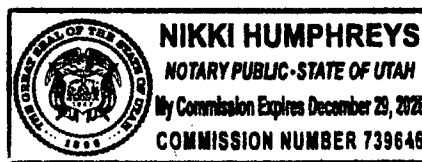
WITNESS my hand and official seal.

My Commission Expires:

12/29/2028



Notary Public



Recording Requested by:  
1450 Main Towers, LLC

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AFTER RECORDING RETURN TO:  
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2208 West 700 South  
Springville, UT 84663

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## 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 )  
County of Utah ) ss.

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:

12/29/2028

\_\_\_\_\_  
Notary Public





ENT102718:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Dec 31 03:45 PM FEE 0.00 BY LM  
RECORDED FOR SPANISH FORK CITY

Recording Requested by:  
Spanish Fork City

MAIL TAX NOTICES TO AND  
AFTER RECORDING RETURN TO:

Del Monte Ventures, LLC  
2208 West 700 South  
Springville, UT 84663

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

## **QUITCLAIM DEED**

A.P.N.: **25-028-0132**

**Spanish Fork City**, Grantor, of **Utah** County, State of **UT**, hereby QUITCLAIMS to **Del Monte Ventures, LLC**, Grantee, of **Utah** County, State of **UT**, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in **Utah** County, State of **Utah**, to-wit:

### **PARCEL 1**

**COMMENCING AT A POINT LOCATED SOUTH 711.96 FT AND WEST 703.23 FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE S06°11'57"E 9.86 FT; THENCE N85°58'31"W 2.43 FT; THENCE N06°10'00"W 16.80 FT; THENCE S24°06'17"E 7.75 FT TO THE POINT OF BEGINNING. CONTAINING APPROX 31.85 SQ FT**

### **PARCEL 2**

**COMMENCING AT A POINT LOCATED S00°12'22"E 722.86 FT AND WEST 714.91 FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE 68.76 FT ALONG THE ARC OF A 230.00 FT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°07'44" (CHORD BEARS S14°45'49"E 68.50 FT); THENCE S83°48'03"W 33.00 FT; THENCE N06°11'57"W 67.74 FT; THENCE N83°48'05"E 22.80 FT TO THE POINT OF BEGINNING. CONTAINING APPROX 2,007.34 SQ FT**

Witness, the hand(s) of said Grantor(s), this **December 28, 2025**.

A.P.N.: 25-028-0132

Quitclaim Deed - continued

**Spanish Fork City**

By: Mike L. Mendenhall  
Its: Mayor

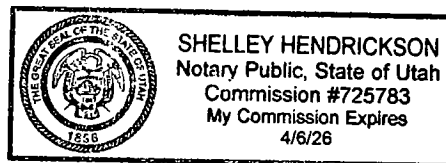
STATE OF UT )  
County of Wasch )ss.

On December 23, 2025, before me, the undersigned Notary Public, personally appeared Mike Mendenhall, 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 by his/her/their signature(s) on the instrument is/are 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: 4/6/26

Shelley Hendrickson  
Notary Public



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:  
12/29/2028

  
 \_\_\_\_\_  
 Notary Public





ENT102719:2025 PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Dec 31 03:45 PM FEE 0.00 BY LM  
RECORDED FOR SPANISH FORK CITY

Recording Requested by:  
Spanish Fork City

MAIL TAX NOTICES TO AND  
AFTER RECORDING RETURN TO:  
Spanish Fork City  
40 South Main  
Spanish Fork, UT 84660

## **QUITCLAIM DEED**

A.P.N.: **25-028-0135**

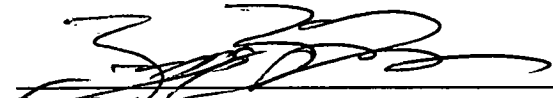
**Bryce Davis and Melinda Davis**, Grantor, of **Utah** County, State of **UT**, hereby QUITCLAIMS to **Spanish Fork City**, Grantee, of **Utah** County, State of **UT**, for the sum of TEN DOLLARS (**\$10.00**) and other good and valuable consideration, the following described tract of land in **Utah** County, State of **Utah**, to-wit:


**SEE ATTACHED EXHIBIT "A"**

Witness, the hand(s) of said Grantor(s), this **December 17, 2025**.

A.P.N.: 25-028-0135

Quitclaim Deed - continued

  
 Bryce Davis

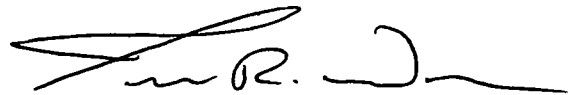
  
 Melinda Davis

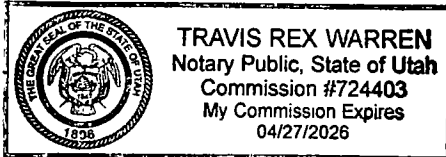
STATE OF Utah )  
 County of Utah ) ss.

On 17, Dec. 2025, before me, the undersigned Notary Public, personally appeared **Bryce Davis and Melinda Davis**, 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 by 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



**EXHIBIT "A"****Parcel 1**

COMMENCING AT A POINT LOCATED SOUTH 711.96 FT AND WEST 703.23 FROM THE EAST QUARTER CORNER OF SECTION 25. TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE S06°11'57"E 9.86 FT; THENCE N85°58'31"W 2.43 FT; THENCE N06°10'00"W 16.80 FT; THENCE S24°06'17"E 7.75 FT TO THE POINT OF BEGINNING.  
CONTAINING APPROX 31.85 SQ FT

**Parcel 2**

COMMENCING AT A POINT LOCATED S00°12'22"E 722.86 FT AND WEST 714.91 FROM THE EAST QUARTER CORNER OF SECTION 25. TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE 68.76 FT ALONG THE ARC OF A 230.00 FT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°07'44" (CHORD BEARS S14°45'49"E 68.50 FT); THENCE S83°48'03"W 33.00 FT; THENCE N06°11'57"W 67.74 FT; THENCE N83°48'05"E 22.80 FT TO THE POINT OF BEGINNING.  
CONTAINING APPROX 2,007.34 SQ FT

Travis R Warren

City Surveyor

Direct: 801-804-4557

E-mail: [twarren@spanishfork.org](mailto:twarren@spanishfork.org)

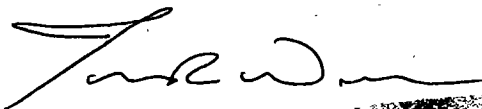
12-18-2025

To whom it may concern:

Spanish Fork City ("City") acknowledges the conveyance of the forgoing instrument and authorizes the recordation of said instrument.

Thank you.

Sincerely,



Travis Warren  
City Surveyor

Cc: Tyler Jacobson, Assistant City Manager

