

**WHEN RECORDED, MAIL TO:**  
L. S. McCULLOUGH, II, ESQ.  
THE McCULLOUGH GROUP  
405 SOUTH MAIN, SUITE 800  
SALT LAKE CITY, UTAH 84111

**GRANTEE'S ADDRESS:**  
5513 W. 11000 N. #301  
HIGHLAND, UTAH 84003

Space above for County Recorder's use

Parcel #34:042:0070

**SPECIAL WARRANTY DEED**


KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **ONSEN DEVELOPMENT, INC.**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah:**

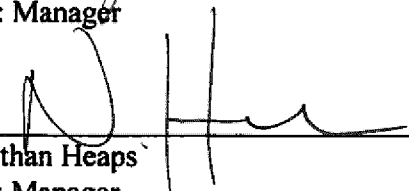
**PART OF LOT 28, PLAT A, ALPINE ESTATES SUBDIVISION  
DESCRIBED AS FOLLOWS:**

COMMENCING AT A POINT LOCATED NORTH 54°00'00" WEST 219.11 FEET FROM THE SOUTH WEST CORNER OF LOT 28, PLAT "A" ALPINE ESTATES SUBDIVISION, ALPINE, UTAH; THENCE NORTH 54°00'00" WEST 177.50 FEET; THENCE NORTH 49°19'25" EAST 269.05 FEET; THENCE ALONG THE WESTERLY BANK OF A CREEK AS FOLLOWS: SOUTH 21°18'36" EAST 47.46 FEET, SOUTH 25°15'05" EAST 31.03 FEET, SOUTH 02°17'31" WEST 12.70 FEET; THENCE SOUTH 23°17'43" WEST 76.73 FEET, SOUTH 11°09'26" WEST 54.71 FEET, SOUTH 35°02'04" WEST 85.99 FEET TO THE POINT OF BEGINNING.

WITNESS, the hand of said grantor on January 18, 2023.

**KANAGAWA CAPITAL LLC**

By:   
Joshua G. James  
Its: Manager

By:   
Nathan Heaps  
Its: Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On January 18, 2023, personally appeared before me, Joshua G. James, Manager, Kanagawa Capital LLC , the signer of the within instrument, who duly acknowledged to me that he executed the same.



Michele H. R.  
NOTARY PUBLIC  
Residing At: 13079 S. Roylance Dr., Draper, UT 84020

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On January 18, 2023, personally appeared before me, Nathan Heaps, Manager, Kanagawa Capital LLC , the signer of the within instrument, who duly acknowledged to me that he executed the same.



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**Parcel # 11:045:0283**

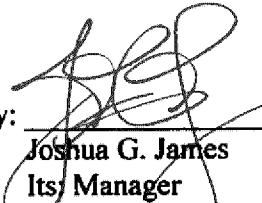
**SPECIAL WARRANTY DEED**

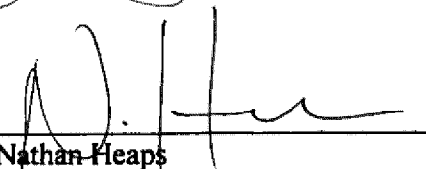
**KANAGAWA CAPITAL LLC**, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **ONSEN DEVELOPMENT, INC.**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah:**

**BEGINNING AT A POINT LOCATED SOUTH 00°47'40" WEST ALONG THE SECTION LINE 2144.19 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 78°35'03" EAST 549.57 FEET; THENCE SOUTH 00°47'43" WEST 206.13 FEET; THENCE NORTH 77°57'53" EAST 193.57 FEET; THENCE SOUTH 00°47'43" WEST 157.48 FEET; THENCE SOUTH 77°57'53" WEST 744.46 FEET TO THE SAID QUARTER SECTION LINE; THENCE NORTH 00°47'40" EAST ALONG SAID QUARTER SECTION LINE 369.71 FEET TO THE POINT OF BEGINNING.**

WITNESS, the hand of said grantor on January 18, 2023.

**KANAGAWA CAPITAL LLC**

By:   
Joshua G. James  
Its/ Manager

By:   
Nathan Heaps  
Its/ Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

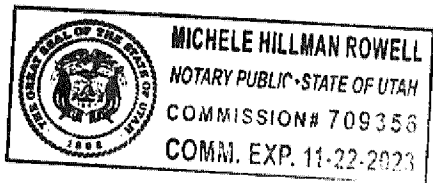
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**GRANTEE'S ADDRESS:**  
5513 W. 11000 N. #301  
HIGHLAND, UTAH 84003

Space above for County Recorder's use

**Parcel #11:045:0285**

**SPECIAL WARRANTY DEED**

**KANAGAWA CAPITAL LLC**, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **ONSEN DEVELOPMENT, INC.**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

**BEGINNING AT A POINT LOCATED NORTH 89°14'13" EAST ALONG THE SECTION LINE A DISTANCE OF 698.51 FEET AND SOUTH A DISTANCE OF 1981.93 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;**

**THENCE SOUTH 0°47'41" WEST ALONG THE WESTERLY BOUNDARY OF ALPINE COVE PLAT "E" AMENDED 224.50 FEET; THENCE SOUTH 77°57'41" WEST 194.44 FEET; THENCE NORTH 0°47'21" EAST 207.78 FEET; THENCE NORTH 78°34'51" EAST 53.42 FEET; THENCE NORTH 71°18'51" EAST 145.73 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 40,487 SQUARE FEET OR 0.9295 ACRES, MORE OR LESS.**

**BASIS OF BEARING = NORTH 89°41'13" EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.**



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**Parcel #11:045:0286**

**SPECIAL WARRANTY DEED**

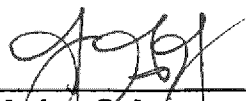
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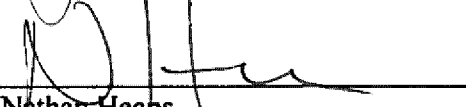
**BEGINNING AT A POINT LOCATED SOUTH 00°47'40" WEST ALONG THE SECTION LINE 2513.90 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 77°57'53" EAST 744.45 FEET; THENCE SOUTH 00°47'43" WEST 301.42 FEET; THENCE SOUTH 89°41'52" WEST 726.00 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 00°47'40" EAST 150.00 FEET TO THE POINT OF BEGINNING.**

**SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS RIGHTS OF WAY AND RESERVATIONS APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND TAXES FOR THE YEAR 2021 AND EACH YEAR THEREAFTER.**

WITNESS, the hand of said grantor on January 18, 2023.

**KANAGAWA CAPITAL LLC**

By:   
Joshua G. James  
Its: Manager

By:   
Nathan Heaps  
Its: Manager

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 : ss.  
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