

ENT95201:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Aug 26 04:07 PM FEE 40.00 BY CS
RECORDED FOR First American - Orem
ELECTRONICALLY RECORDED

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 1/2" 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**

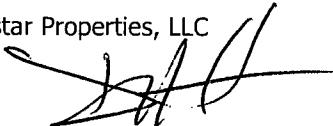
Special Warranty Deed - continued

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 25th day of August 2022

Lonestar Properties, LLC



By: _____

Name: Dallas Hakes

Title: Member/Manager

STATE OF UT)
County of UTAH)
ss.

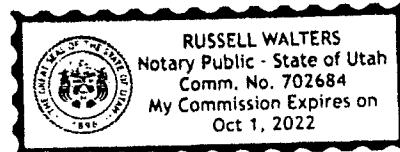
On 8/25/22, before me, the undersigned Notary Public, personally appeared **Dallas Hakes, Member/Manager of Lonestar Properties, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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



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

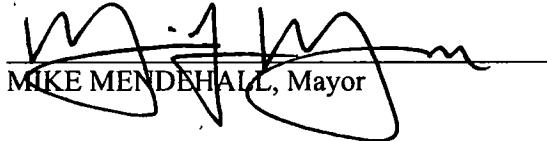
QUIT CLAIM DEED

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"

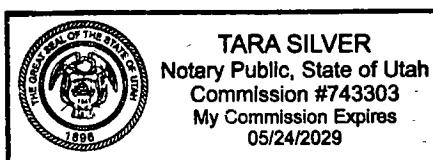
IN WITNESS WHEREOF, Grantor's have set their hands this 21 day of October, 2025

By: Spanish Fork City


MIKE MENDENHALL, 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.




TARA SILVER
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

ENT31407:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Mar 11 02:55 PM FEE 40.00 BY AR
RECORDED FOR Vanguard Title Insurance Agency, LLC - American Fork
ELECTRONICALLY RECORDED

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to and
WHEN RECORDED RETURN TO:
Lonestar Properties, LLC
2208 W 700 S
Springville, UT 84663

File No.: 65621-MB

**** Deed being recorded to correct notary error made in Entry Number 211635:2021**

SPECIAL WARRANTY DEED

GRANTOR(S): Fritz Realty, a California corporation

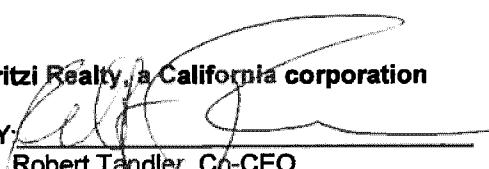
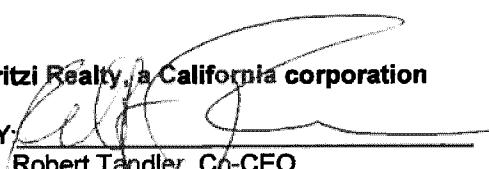
hereby CONVEY(S) and WARRANT(S) only as against all claiming by though or under it to:

GRANTEE(S): Lonestar Properties, LLC

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Utah County, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 8th day of March, 2022.


Fritz Realty, a California corporation
BY 
Robert Tandler, Co-CEO

State of California }
County of San Francisco }
:ss.

On this _____ day of February, 2022, personally appeared before me, Robert Tandler, who being by me duly sworn, did say, that such person is the Co-CEO of Fritz Realty, a California corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its by-laws and that the said Robert Tandler acknowledged to me that the said corporation executed the same.

Witness my hand and official seal.

Notary Public

ATTACHED
WFB

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: 3.8.2022 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: ROBERT TANDLER Signer's Name:

- Corporate Officer — Title(s): Co-CEO
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other:

2 Signer's Name:

- Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: FRITZI REALTY
A CALIFORNIA CORPORATION

Signer Is Representing:

EXHIBIT "A"

Commencing at a point in a fence line intersection on the East side of the D. & R.G.W. Railroad right-of-way, which point is South 856.380 feet and West 239.570 feet (based on the Utah State Coordinate System, Central Zone) from the East Quarter Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian. Thence North 1°40'59" East along said fence and right-of-way 1372.690 feet to a fence line on the Southwesterly side of Spanish Fork River, thence along said fence line as follows: South 88°14'57" East 23.401 feet, thence South 25°30'59" East 556.850 feet, thence South 5°34'01" East 282.290 feet, thence South 2°14'33" East 431.249 feet, thence South 65°42'44" West 381.625 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described land: Beginning at a point in the northerly line of said entire tract lying North 00°12'30" West 531.32 feet measured along the easterly line of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and West 260.16 feet from a County Monument marking the East Quarter corner of said Section 25, said point also being 18.14 feet perpendicularly distant easterly from the centerline of State Route 198 of said project at Engineer Station 46+44.75; thence South 55°00'00" East 79.01 feet to a point on the East line of said entire tract, said point being 84.39 feet perpendicularly distant easterly from the centerline of State Route 198 of said project at Engineer Station 46+01.72; thence South 01°39'00" West 538.98 feet along the East line of said entire tract, said point being 98.14 feet radially distant easterly from the centerline of State Route 198 of said project at Engineer Station 40+64.22; thence North 88°00'00" West 66.00 feet to a point on the west line of said entire tract; said point being 32.15 feet radially distant easterly from the centerline of State Route 198 of said project at Engineer Station 40+63.10; thence along said westerly line North 01°39'00" East 582.01 feet to the point of beginning.

West Parcel:

A parcel of land lying in the Southeast 1/4 of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian being further described as follows:

Beginning at a point on the East Line of Lot 1, Fritzi Subdivision Plat "A", which point lies South 0°12'22" East 169.15 feet along the Section Line and West 829.19 feet from the East 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence along said Lot 1 the following 2 courses to wit: (1) South 6°11'57" East 908.03 feet, (2) South 89°05'03" West 459.55 feet; thence South 27°17'51" East 304.71 feet along an existing fence; thence North 89°48'42" East 16.97 feet along an existing fence; thence South 0°06'27" East 318.50 feet; thence South 0°06'37" East 117.67 feet; thence North 89°43'47" East 2.63 feet; thence South 0°27'34" West 249.93 feet along the West Boundary of Moon Subdivision Plat "A"; thence North 60°02'57" West 715.52 feet; thence North 43°01'46" West 55.87 feet; thence North 21°02'15" West 139.28 feet; thence North 16°28'27" West 163.26 feet; thence North 15°31'00" West 165.20 feet; thence North 56°34'40" East 385.51 feet along an existing fence to a point on the South Line of Lot 1, Fritzi Subdivision Plat "A"; thence along said Lot 1 the following 7 courses to wit: (1) North 42°13'43" West 180.40 feet, (2) North 47°33'19" East 146.20 feet, (3) North 43°52'56" West 149.47 feet, (4) North 48°01'49" East 936.64 feet, (5) Southeasterly 13.35 feet along the arc of a 8.50 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 86°58'11" East 12.02 feet, (6) South 41°58'11" East 57.62 feet, (7) Southeasterly 124.86 feet along the arc of a 200.00 foot radius curve to the right through a central angle of 35°46'14", the chord bears South 24°05'04" East 122.84 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel: Beginning at a point which lies South 627.60 feet and West 842.20 feet from the East 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 84°30'00" West 30.00 feet; thence South 5°30'00" East 30.00 feet; thence North 84°30'00" East 30.00 feet; thence North 5°30'00" West 30.00 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following described land: Lot 2, Plat "A", FRITZI SUBDIVISION, according to the official plat thereof recorded in the office of the Utah County Recorder, as Entry No. 50430:2012, and Map Filing No. 13686.

East Parcel:

A parcel of land lying in the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian being further described as follows:

Beginning at a point on the West right-of-way Line of State Road 198, which point lies North $0^{\circ}12'30''$ West 387.27 feet along the Section Line and West 355.02 feet from the East $\frac{1}{4}$ Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South $2^{\circ}03'25''$ West 1054.81 feet along said Right-Of-Way Line; thence South $2^{\circ}29'47''$ West 48.60 continuing along said Right-Of-Way Line; thence South $19^{\circ}43'45''$ West 160.32 feet; thence North $52^{\circ}07'16''$ West 64.20 feet; thence North $17^{\circ}48'52''$ West 97.55 feet; thence North $85^{\circ}53'54''$ West 171.57 feet to a point on the East Line of Cal Pac Road; thence along said road the following 4 Courses to wit: (1) North $6^{\circ}11'57''$ West 563.03 feet, (2) Northwesterly 166.07 feet along the arc of a 266.00 foot radius curve to the left through a central angle of $35^{\circ}46'14''$, the chord bears North $24^{\circ}05'04''$ West 163.38 feet, (3) North $41^{\circ}58'11''$ West 57.62 feet, (4) Northeasterly 13.35 feet along the arc of a 8.50 foot radius curve to the right through a central angle of $90^{\circ}00'00''$, the chord bears North $3^{\circ}01'49''$ East 12.02 feet; thence along the Southeasterly Line of Arrowhead Trail Road the following 6 courses to wit: (1) North $48^{\circ}01'49''$ East 27.52 feet, (2) North $43^{\circ}54'42''$ East 77.68 feet, (3) North $42^{\circ}35'03''$ East 253.49 feet, (4) Northeasterly 123.02 feet along the arc of a 318.10 foot radius curve to the right through a central angle of $22^{\circ}09'32''$, the chord bears North $60^{\circ}45'30''$ East 122.26 feet, (5) North $78^{\circ}59'41''$ East 133.67 feet, (6) South $88^{\circ}00'21''$ East 27.38 feet to the point of beginning.

Less and excepting therefrom the following described parcel: Beginning at a point which lies South 488.44 feet and West 533.12 feet from the East $\frac{1}{4}$ Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South $55^{\circ}00'00''$ West 30.00 feet; thence South $35^{\circ}00'00''$ East 30.00 feet; thence North $55^{\circ}00'00''$ East 30.00 feet; thence North $35^{\circ}00'00''$ West 30.00 feet to the point of beginning.

Tax Parcel No.: 39-229-0005, 25-028-0101, 25-028-0082, 25-028-0086, 25-028-0087 and 39-229-0003

ENT 75259 : 2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 17 09:21 AM FEE 40.00 BY TM
RECORDED FOR First American - Orem
ELECTRONICALLY RECORDED

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:
Calpac Holdings, LLC
2208 West 700 South
Springville, UT 84663

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

SPECIAL WARRANTY DEED

Escrow No: **320-6271531 (dma)**
A.P.N.: **51-762-0001; 51-762-0002; 51-762-0003 and 51-762-0004**

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**:

LOTS 1, 2, 3 and 4, RIVER MEADOWS COMMERCIAL CENTER SUBDIVISION , ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

TOGETHER WITH CROSS ACCESS EASEMENT ACROSS LOTS 3 AND 4 OF AS SET FORTH ON THE DEDICATED PLAT OF RIVER MEADOWS COMMERCIAL CENTER SUBDIVISION , ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 10, 2023**.

A.P.N.: 39-229-0007

Special Warranty Deed - continued

File No.: **320-6271531 (dma)**

Lonestar Properties LLC

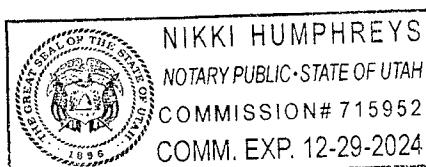
Dallas Hakes, Manager

STATE OF Utah)
COUNTY OF Utah)Ss.
)

On November 16, 2023, personally appeared before me, **Dallas Hakes**, **Manager of Lonestar Properties LLC**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public NILLEN THOMPSON

{*Seal or Stamp*}



ENT 84862:2002 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Jul 26 9:07 am FEE 0.00 BY BLS
RECORDED FOR UTAH COUNTY ENGINEER

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 FORM 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 EASTERN SIDE OF A POWER POLE LINE ON THE EASTERN 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 EASTERN 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

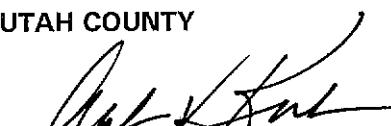
BASE AND MERIDIAN. THENCE SOUTH $2^{\circ}17'54''$ EAST 177.72 FEET ALONG THE WEST SIDE OF CAL PACK AVENUE; THENCE ON A 1176.38 FOOT RADIUS CURVE TO THE RIGHT 59.99 FEET; THENCE SOUTH $0^{\circ}37'24''$ WEST 215.33 FEET; THENCE ON A 462.63 FOOT RADIUS CURVE TO THE RIGHT 59.92 FEET; THENCE SOUTH $8^{\circ}02'38''$ WEST 116.02 FEET; THENCE SOUTH $81^{\circ}57'22''$ EAST 66.00 FEET; THENCE ALONG THE EAST SIDE OF CAL PACK AVENUE NORTH $8^{\circ}02'38''$ EAST 116.02 FEET; THENCE ON A 528.63 FOOT RADIUS CURVE TO THE LEFT 68.46 FEET; THENCE NORTH $0^{\circ}37'24''$ EAST 215.33 FEET; THENCE ON A 1242.38 FOOT RADIUS CURVE TO THE LEFT 63.35 FEET; THENCE NORTH $2^{\circ}17'54''$ WEST 175.47 FEET; THENCE SOUTH $89^{\circ}39'25''$ 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 $0^{\circ}12'25''$ WEST.

THE ABOVE ARE PORTIONS OF DEL MONTE ROAD.

WITNESS the hand of said Grantor, this 16th day of July, 2002.

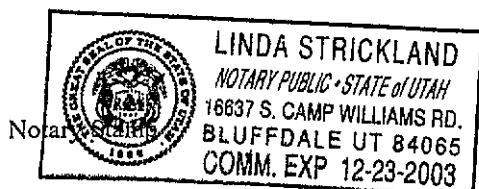
UTAH COUNTY

By:


Arlin V. Kuhni
Utah County Clerk-Auditor

STATE OF UTAH)
:SS
COUNTY OF UTAH)

On the 16th 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

ENT 5373:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 26 04:21 PM FEE 40.00 BY TM
RECORDED FOR First American - Orem
ELECTRONICALLY RECORDED

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:
1450 Main Towers, LLC
2208 W 700 S
Springville, UT 84663

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

SPECIAL WARRANTY DEED

Escrow No: **320-6275099 (dma)**
A.P.N.: **51-764-0001**

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

1450 Main Towers, 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**:

LOT 1, RIVER MEADOWS APARTMENTS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE Utah COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 1-18-24.

A.P.N.: **51-764-0001**

Special Warranty Deed - continued

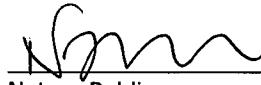
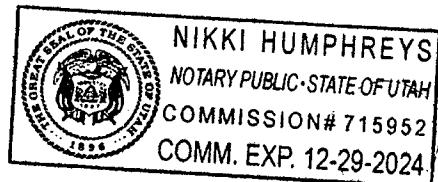
File No.: **320-6275099 (dma)****Lonestar Properties, LLC****Dallas Hakes, Manager**

STATE OF UT)
County of UTAH)ss.

On January 10, 2024 before me, the undersigned Notary Public, personally appeared **Dallas Hakes, 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:

12/29/2024
Notary Public

When recorded, please mail to:
Bryce Davis
1481 S Calpac Ave
Spanish Fork UT 84660
FILE #20-2783-ND

ENT 35838 : 2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Mar 20 11:59 AM FEE 40.00 BY SM
RECORDED FOR Key Land Title
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

BRYCE DAVIS and MELINDA L. DAVIS, of Spanish Fork, Utah County, Utah, GRANTORS,

Hereby CONVEY and WARRANT to

BRYCE DAVIS and MELINDA DAVIS, Husband and Wife as Joint Tenants, of Spanish Fork, Utah County, Utah, GRANTEE\$,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

COMMENCING 10.596 CHAINS WEST AND 10.905 CHAINS SOUTH OF THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 85°30' EAST 2.427 CHAINS; THENCE SOUTH 35°22' EAST 3.593 CHAINS; THENCE NORTH 64°25' EAST 1.45 CHAINS; THENCE SOUTH 2°18' WEST 1.754 CHAINS; THENCE NORTH 88°42' WEST 5.294 CHAINS TO THE EAST LINE OF CAL PACK AVENUE; THENCE NORTH 6°10' WEST ALONG SAID AVENUE 4.15 CHAINS TO THE POINT OF BEGINNING. EXCEPT THEREFROM ANY PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF THE STATE ROAD COMMISSION RIGHT-OF-WAY.

Tax Id No. 25-028-0068

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

WITNESS the hand of said grantors, this 16 of March 2020.

BRYCE DAVIS

Melinda L. Davis
MELINDA L. DAVIS

MELINDA L. DAVIS

STATE OF UTAH)
COUNTY OF UTAH)
ss.

On this 12 of March 2020, personally appeared before me **BRYCE DAVIS** and **MELINDA L. DAVIS**, the signors of the foregoing instrument, who duly acknowledged before me that they executed the same.

Notary Public

