



ENT 13888:2018 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Feb 12 2:21 pm FEE 18.00 BY DA  
RECORDED FOR GROW, ALEX

When Recorded Mail To:  
Great Stock Company of Vast International Import, Inc.  
560 South State Street Suite B1  
Orem, UT 84058

### Special Warranty Deed

The Great Stock Company of Vast International Import, Inc., a Utah corporation, entity #1025485-0142, of Orem, Utah, GRANTOR, hereby CONVEYS AND WARRANTS against all claiming by or through them to Osprey Town Center LLC, a Utah limited liability company, entity #10206843-0160 of Orem, Utah, as GRANTEE, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described real property (Exhibit A) situated in Utah County, State of Utah, to-wit:

See attached Exhibit A legal description. Said property generally includes but is not necessarily limited to the property described as Utah County tax parcels 21:051:0046, 21:051:0051, 21:051:0055, 21:051:0056, and 21:052:0080, Said hereby conveyed property is also described and shown/illustrated on the attached Exhibit B, being an aerial survey map, as marked in yellow.

Subject to covenants, restrictions, and reservations of record. Subject to any and all property 2017 taxes and other encumbrances. Said property is conveyed to consolidate various other legal descriptions and possessory rights and to create a singular description of approximately 17.742 acres. Said property is currently zoned and used for agricultural purposes.

In witness whereof, the grantor(s) have executed this instrument this 12 day of <sup>FEBRUARY</sup> ~~January~~, 2018.

Great Stock Company of Vast International Import, Inc.  
By: Alex Spencer Grow  
Its: Assistant Vice President

STATE OF UTAH            )  
                                      )§  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 12 day of <sup>February</sup> ~~January~~, 2018, by Alex Spencer Grow, who duly acknowledged to me that it was executed by him for and on behalf of the Great Stock Company of Vast International Import, Inc., by authority and instruction of the Board of Directors of said corporation.



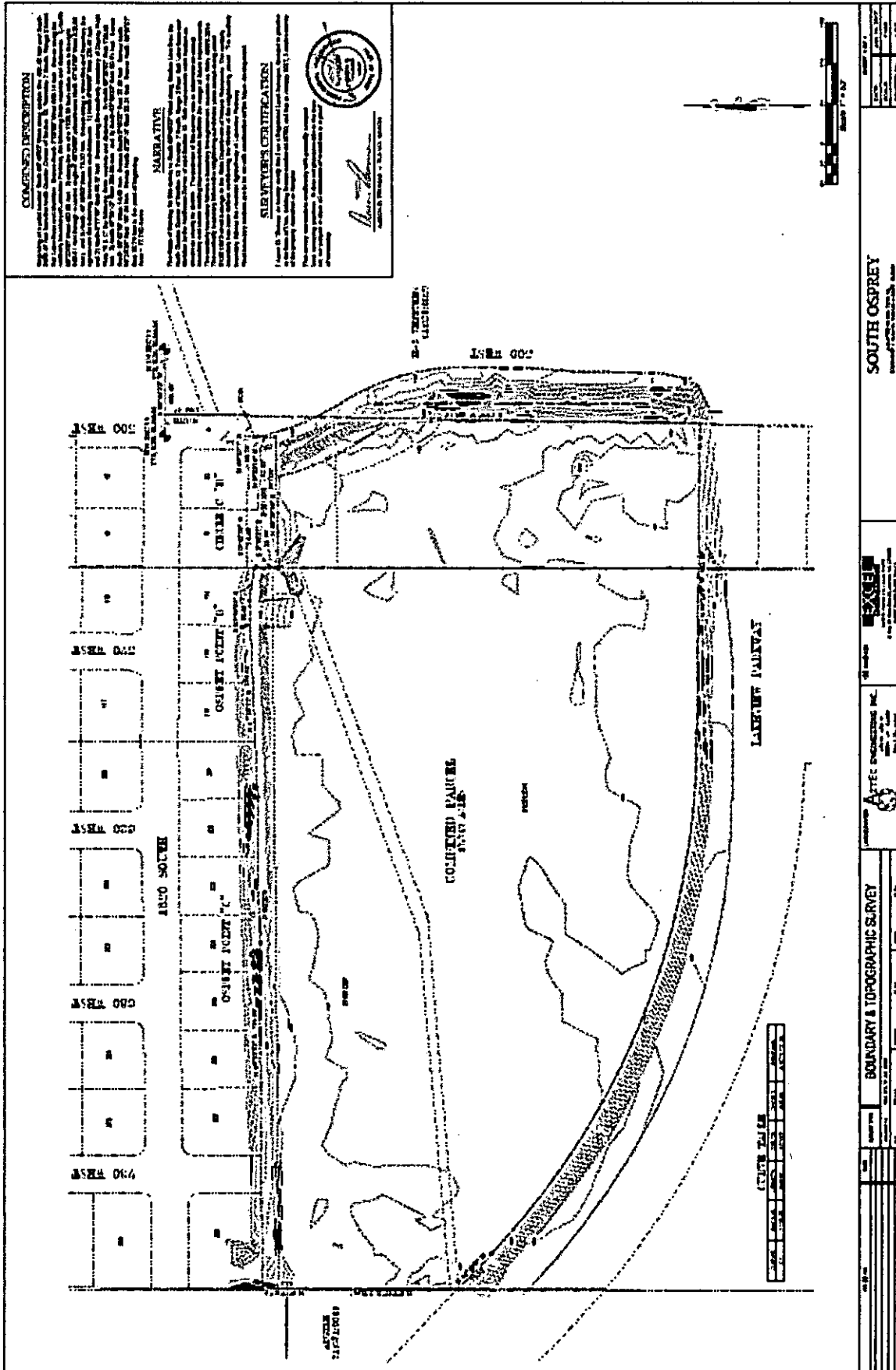
\_\_\_\_\_  
Notary Public

**Exhibit A**  
Legal Description

Beginning at a point located South 89°46'32" West along section line 488.45 feet and South 2966.47 feet from the North Quarter Corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 1°00'00" West 689.14 feet; thence along the northerly boundary of Lakeview Parkway the following three courses and distances: 1) North 89°23'00" West 482.92 feet, 2) along the arc of a 1125.00 foot radius curve to the right 845.61 feet through a central angle of 43°04'00" (chord bears North 67°51'00" West 825.85 feet), and 3) North 46°19'00" West 75.52 feet; thence along a fence line and boundary line agreement the following two courses and distances: 1) North 0°09'43" East 229.66 feet, and 2) North 0°17'16" East 65.17 feet; thence along the southerly boundary of Osprey Point Plats "B & C" the following three courses and distances: 1) North 89°23'52" East 739.89 feet, 2) North 87°28'12" East 294.88 feet, and 3) South 80°59'33" East 50.61 feet; thence South 00°42'19" West 14.68 feet; thence South 0°50'37" East 21.96 feet; thence North 88°26'36" East 197.04 feet; thence North 0°20'18" East 32.31 feet; thence North 69°57'07" East 33.78 feet to the point of beginning.

Area = 17.742 Acres

Exhibit B



**COMBINED DESCRIPTION**  
 This map shows the boundary and topographic features of the property described in the accompanying plat. The survey was conducted on 08/14/2018. The property is located in the City of South Osprey, Pinellas County, Florida. The survey shows the boundary of the property and the location of the B-2 trailer. The survey also shows the location of the trash enclosures and the laking painting. The survey was conducted using a total station and a GPS receiver. The survey was conducted in accordance with the Florida Surveying and Mapping Act. The survey was conducted by the Florida Professional Surveyors Association. The survey was conducted by the Florida Professional Surveyors Association. The survey was conducted by the Florida Professional Surveyors Association.

**NARRATIVE**  
 The purpose of this survey is to determine the boundary and topographic features of the property described in the accompanying plat. The survey was conducted on 08/14/2018. The property is located in the City of South Osprey, Pinellas County, Florida. The survey shows the boundary of the property and the location of the B-2 trailer. The survey also shows the location of the trash enclosures and the laking painting. The survey was conducted using a total station and a GPS receiver. The survey was conducted in accordance with the Florida Surveying and Mapping Act. The survey was conducted by the Florida Professional Surveyors Association. The survey was conducted by the Florida Professional Surveyors Association. The survey was conducted by the Florida Professional Surveyors Association.

**SURVEYORS CERTIFICATION**  
 I, the undersigned, being a duly licensed and qualified surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property. I am a member of the Florida Professional Surveyors Association. My commission expires on 08/31/2020. My registration number is 12345. My signature is as follows: [Signature]

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 SOUTH OSPREY  
 PINELLAS COUNTY, FLORIDA  
 DATE: 08/14/2018  
 PROJECT NO: 13888:2018  
 SHEET NO: 3 OF 3