

Mail Recorded Deed and Tax Notice To:  
RESDEV Holdings, LLC, a Utah limited liability company  
519 West State Road, Suite 202  
Pleasant Grove, Utah 84062



File No.: 119460-BHF

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## WARRANTY DEED

Young Advantage, Inc., a Utah corporation

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

RESDEV HOLDINGS, LLC, a Utah limited liability company

**GRANTEE(S)** of Heber, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Wasatch County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 00-0020-8257 and 00-0020-8258 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 29th day of May, 2020.

Young Advantage, Inc., a Utah corporation

BY: *Mark A. Young*  
Mark A. Young, President

BY: *Sue A. Young*  
Sue A. Young, Vice President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of May, 2020, personally appeared before me Mark A. Young, who being by me duly sworn did say that he is the President of Young Advantage, Inc., a Utah corporation, and Sue A. Young, who being by me duly sworn did say that she is the Vice President of Young Advantage, Inc., a Utah corporation, and acknowledged that they signed the foregoing instrument on behalf of said corporation by authority of a resolution of its Board of Directors.

*Brenda S. Holliday*  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lots 7 and 8, VALLEY STATION SUBDIVISION, according to the official plat thereof as recorded in the office of the Wasatch County Recorder, State of Utah, recorded August 20, 2008 as Entry No. 339276 in Book 972 at Page 2269.

**PARCEL 1A:**

A nonexclusive easement, appurtenant to Parcel 1-Lot 8 described herein, for vehicular and pedestrian access, as more particularly defined in that certain Maintenance, Cross Access and Sewer Line Easement and Termination of Right-of-Way Agreement recorded August 19, 2008 as Entry No. 339257 in Book 972 at Page 2156 of official records.

**PARCEL 1B:**

Easements, appurtenant to Parcel 1 described herein, for roadways, walkways, ingress and egress, parking of motor vehicles, loading and unloading of commercial vehicles as more particularly defined in that certain Easements with Covenants and Restrictions Affecting Land (ECR), recorded August 26, 2008 as Entry No. 339496 in Book 973 at Page 594, and amended December 29, 2010 as Entry No. 365811 in Book 1028 at Page 750 of official records.

**PARCEL 1C:**

Cross Access and Utility Easements, appurtenant to Parcel 1 described herein, as more particularly defined in that certain Agreement recorded June 10, 2009 as Entry No. 349092 in Book 993 at Page 1006, and that Amendment recorded September 29, 2017 as Entry No. 443351 in Book 1202 at Page 1748 of official records.