

Vanguard Title Insurance Agency, LLC
WHEN RECORDED RETURN TO:
Cedar Corners Management, LLC
947 S. 500 E #100
AMERICAN FORK, UT 84003
File No.: 39640-CK

WARRANTY DEED

GRANTOR(S): Cedar Corners Management, LLC

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Prime 28, 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:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 587.06 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST ALONG SAID SECTION LINE A DISTANCE OF 1082.22 FEET; THENCE SOUTH 00°33'30" WEST 349.77 FEET TO THE POINT OF A 1850.50 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 337.43 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 336.96 FEET) TO THE POINT OF A 947.00 FEET RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 169.14 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 168.92 FEET); THENCE SOUTH 00°20'39" WEST 464.79 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°31'33" (CHORD BEARS SOUTH 23°44'19" WEST 15.80 FEET); THENCE NORTH 89°35'17" WEST 1126.93 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: 59-007-0001

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 4 day of Nov 2019.

MANAGER: CEDAR CORNERS MANAGEMENT, LLC

By: 

Heath Johnston, as Investment Trustee of

the Tristar Irrevocable Trust u/t/a dated
February 13, 2009

By: *McKay Johnston*

McKay Johnston, as Investment Trustee of
the Tristar Irrevocable Trust u/t/a dated
February 13, 2009

By: *Billings*

Shauna McKay, as Investment Trustee of
the Tristar Irrevocable Trust u/t/a dated
February 13, 2009

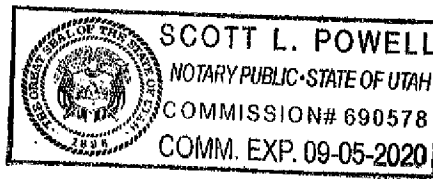
State of Utah }
 }ss.

County of Utah }

On this 4 day of November, 2019, personally appeared before me,
Heath Johnston, McKay Johnston & Shauna Billings, who being duly sworn, did say that
he/she/they is/are a Member (s) Manager (s) of Cedar Corners Management, LLC, a limited liability
company, and that said instrument was signed in behalf of said company by authority of statute, its articles
of organization or its operating agreement, and that the said company member/managers,
acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

[Signature]
Notary Public



Mail Recorded Deed and Tax Notice To:
Prime 28, LLC
947 South 500 East, #100
American Fork, UT 84003

ENT 117347:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jun 30 03:48 PM FEE 40.00 BY JR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 130933-DMP

WARRANTY DEED

Cedar Corners Management, LLC

GRANTOR(S) of American Fork, State of Utah, hereby Conveys and Warrants to

Prime 28, LLC

GRANTEE(S) of American Fork, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 59-007-0095 and 59-007-0101 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 29 June, 2021.

Cedar Corners Management, LLC

By: The Tristar Irrevocable Trust

Its: Manager

BY: 

Heath Johnston
Investment Trustee

BY: 

McKay Johnston
Investment Trustee

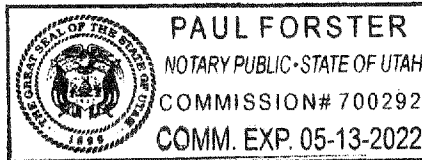
BY: 

Shauna Billings
Investment Trustee

STATE OF UTAH
COUNTY OF ^{Utah PR} SALT LAKE

On this 29 day of June, 2021 before me, personally appeared Heath Johnston who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Tristar Irrevocable Trust which entity is named as Manager to Cedar Corners Management, LLC.

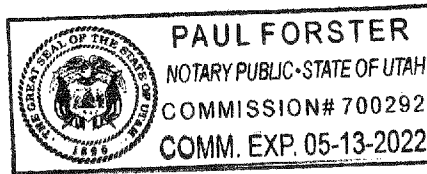

Notary Public



STATE OF UTAH
COUNTY OF ^{Utah PR} SALT LAKE

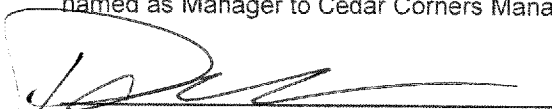
On this 29 day of June, 2021 before me, personally appeared McKay Johnston who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Tristar Irrevocable Trust which entity is named as Manager to Cedar Corners Management, LLC.


Notary Public



STATE OF UTAH
COUNTY OF ^{Utah PR} SALT LAKE

On this 29 day of June, 2021 before me, personally appeared Shauna Billings who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Tristar Irrevocable Trust which entity is named as Manager to Cedar Corners Management, LLC.


Notary Public

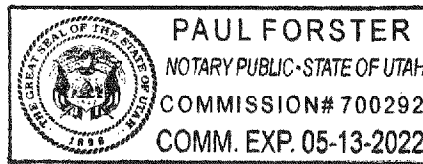


EXHIBIT A
Legal Description

Proposed SUNSET FLATS PHASE "A" PLAT 2, being more particularly described as follows:

Beginning at a point which is South 89°31'31" East along the Section line at a distance of 606.20 feet and South 1024.93 feet from the Northwest corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 88°24'21" East 554.37 feet; thence South 87°36'22" East 546.41 feet; thence North 87°21'54" East 53.07 feet; thence South 00°20'39" West 298.01 feet; thence Southeasterly 16.20 feet along the arc of a 20.00 foot radius tangent curve to the left (chord bears South 22°51'23" East 15.76 feet) to a point on the North right-of-way line of Bobby Wren Boulevard; thence along said right-of-way line North 89°35'17" West 1153.46 feet; thence Northwesterly 16.22 feet along the arc of a 20.00 foot radius non-tangent curve to the right (chord bears North 22°49'21" West 15.78 feet); thence North 00°24'42" East 294.66 feet to the point of beginning.