

Vanguard Title Insurance Agency, LLC
WHEN RECORDED RETURN TO:
Mac Development, LLC
11275 North Normandy Way
Highland, UT 84003

ENT 106320:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Oct 16 04:26 PM FEE 40.00 BY CS
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

File No.: 30130-HP

WARRANTY DEED

GRANTOR(S): John P. Harr, Sr PG Properties #1, LLC

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

GRANTEE(S): The Boulevard Development, LLC, a Utah Limited Liability Company

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:

Commencing North 2.43 feet and West 421.85 feet from the Northeast corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 35°17'38" East 121.98 feet; thence South 0°5'7" West .86 feet; along a curve to the Right (Chord Bears: South 56°14'11" West 105.86 feet, Radius = 1261.98 feet); thence South 58°38'24" West 895.97 feet; North 110.96 feet; thence West 6.79 feet; thence North 0°6'10" East 134.62 feet; thence West .96 feet; thence North 0°26'3" East 188.77 feet; thence East 6.08 feet; thence North 100.55 feet; thence North 89°44'15" West 462 feet; thence North 94.22 feet; thence South 89°44'15" East 1244.62 feet to the point of beginning

LESS AND EXCEPTING those portions of land conveyed in Warranty Deed, recorded February 25, 2019, as Entry No. 15246:2019, of Official Records.

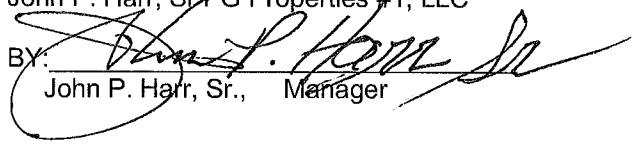
Tax Parcel No.: 14:056:0186

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 3 day of October, 2019.

John P. Harr, Sr PG Properties #1, LLC

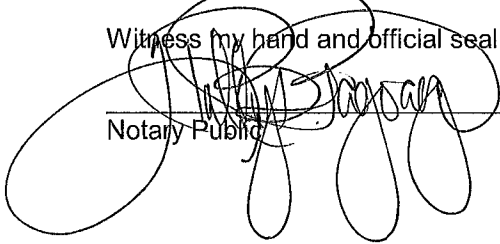
BY:


John P. Harr, Sr., Manager

State of Utah }
 }ss.
County of Utah }

On this 3 day of October, personally appeared before me, John P. Harr, Sr, who being duly sworn, did say that he is Manager of John P. Harr, Sr PG Properties #1, 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 John P. Harr, Sr., acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



Notary Public

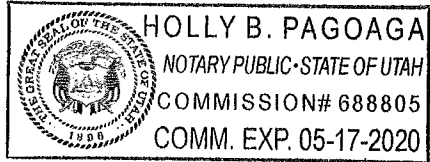


EXHIBIT A

Legal Description

Order No.: 30130-HP

Commencing North 2.43 feet and West 421.85 feet from the Northeast corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 35°17'38" East 121.98 feet; thence South 0°5'7" West .86 feet; along a curve to the Right (Chord Bears: South 56°14'11" West 105.86 feet, Radius = 1261.98 feet); thence South 58°38'24" West 895.97 feet; North 110.96 feet; thence West 6.79 feet; thence North 0°6'10" East 134.62 feet; thence West .96 feet; thence North 0°26'3" East 188.77 feet; thence East 6.08 feet; thence North 100.55 feet; thence North 89°44'15" West 462 feet; thence North 94.22 feet; thence South 89°44'15" East 1244.62 feet to the point of beginning

LESS AND EXCEPTING those portions of land conveyed in Warranty Deed, recorded February 25, 2019, as Entry No. 15246:2019, of Official Records.

Tax Parcel No.: 14:056:0186

Vanguard Title Insurance Agency, LLC
WHEN RECORDED RETURN TO:
The Boulevard Development, LLC
11275 North Normandy Way
Highland, UT 84003
File No.: 36725-HP

ENT 106321:2019 PG 1 of 2
Jeffery Smith
Utah County Recorder
2019 Oct 16 04:26 PM FEE 0.00 BY CS
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR(S): **Pleasant Grove City Corporation**

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

GRANTEE(S): **The Boulevard Development, LLC, A Utah Limited Liability Company**

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:

A parcel of land, situate in the Northeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the North line of 2000 West Street, which is located North 89°37'36" East 3627.49 feet along the Quarter Section line and North 1879.30 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running; thence North 0°13'44" West 121.42 feet along the deed line; thence North 89°22'40" East 423.45 feet along the deed line to the North line of said Pleasant Grove Boulevard; thence South 58°22'32" West 99.35 feet along said North line; thence Southwesterly 231.28 feet along the arc of a 605.81-foot radius tangent curve to the right (center bears North 31°37'28" West and the long chord bears South 69°18'44" West 229.87 feet, through a central angle of 21°52'24"), along said North line; thence South 80°14'56" West, 96.53 feet along said North line; thence North 49°59'22" West, 36.76 feet along said North line to the point of beginning.

Tax Parcel No.: 14:056:0070

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 **16th day of October, 2019**.

Pleasant Grove City Corporation


BY: 

Scott Darrington
City Manager

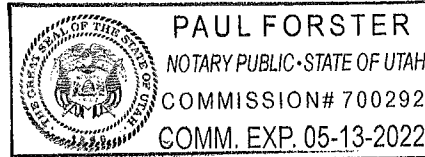
State of Utah }
 }ss.
County of Utah }

On this 16th day of October, 2019, personally appeared before me, Scott Darrington, who being by me duly sworn, did say, that such person is the City Manager of Pleasant Grove City Corporation, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its by-laws or by a resolution of its board of directors and that the said Scott Darrington acknowledged to me that the said corporation executed the same.

Witness my hand and official seal.



Notary Public



Vanguard Title Insurance Agency, LLC
WHEN RECORDED RETURN TO:
The Boulevard Development, LLC
11275 North Normandy Way
Highland, UT 84003 File No.: 36719-HP

ENT 106322:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Oct 16 04:26 PM FEE 40.00 BY CS
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR(S): **Robert E. Carter, VaNiece M. Carter as to Parcel 1 and Robert E. Carter and VaNiece Carter as Trustees of The Carter Family Trust U/A/D December 1, 2017 as to Parcel 2**

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

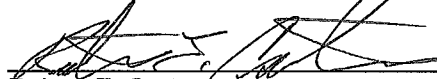
GRANTEE(S): **The Boulevard Development, LLC, A Utah Limited Liability Company**

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:

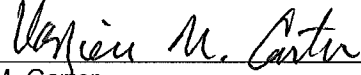
See Exhibit "A" attached hereto and made a part hereof.

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 **15th day of October, 2019**.

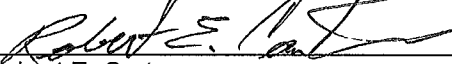


Robert E. Carter

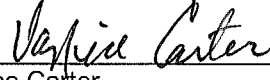


VaNiece M. Carter

The Carter Family Trust U/A/D December 1, 2017

BY: 

Robert E. Carter
Trustee

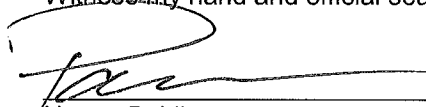
BY: 

VaNiece Carter
Trustee

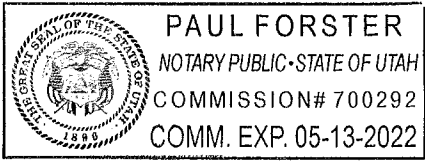
State of Utah }
 }ss.
County of Utah }

On this 15 day of October, 2019, personally appeared before me Robert E. Carter and VaNiece Carter, as Trustees of The Carter Family Trust U/A/D December 1, 2017, the signers of the above instrument, who duly acknowledged to me that they executed the same on behalf of the trust.

Witness my hand and official seal.



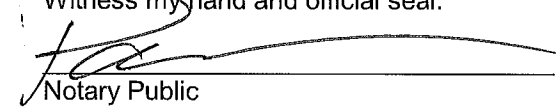
Notary Public



State of Utah }
 }ss.
County of Utah }

On this 15 day of October, 2019, personally appeared before me Robert E. Carter and VaNiece M. Carter, the signers of the above instrument, who duly acknowledged to me that they, executed the same.

Witness my hand and official seal.



Notary Public

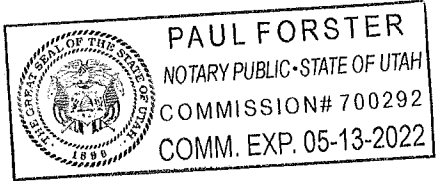


EXHIBIT "A"

Parcel 1: Commencing West 1204.5 feet along the Section line and South 512.13 feet from the Northeast corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 147.87 feet; thence West 462.0 feet; thence North 147.87 feet; thence East 462.0 feet to beginning.

Together with that portion acquired in Boundary Line Agreement recorded November 10, 1995 as Entry No. 77767 in Book 3814 at Page 506 of Official Records.

Less and Excepting that portion conveyed to Pleasant Grove City in Warranty Deed recorded August 5, 2002 as Entry No. 88886:2002, and described as follows:

A parcel of ground situated in the North half of the Northeast quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southeast corner of said entire tract; which point is 367.132 meters (1204.50 feet) West and 201.168 meters (660.00 feet) South from the Northeast corner of said Section 30; and running thence West 18.855 meters (61.86 feet) along the Southerly boundary line of said entire tract; thence North 58°38'42" East 22.081 meters (72.44 feet) along a line parallel to the centerline of said Pleasant Grove Boulevard, to the Easterly boundary line of said entire tract; thence South 11.491 meters (37.70 feet) along said Easterly boundary line to the point of beginning.

Also less and excepting those portions of land conveyed in Boundary Line Agreement, recorded March 30, 2018, as Entry No. 30203:2018.

Parcel 2: Commencing South 0°0'8" East 626.35 feet and South 89°59'52" West 1211.14 feet from the Northeast corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°2'32" East 6.51 feet; thence South 58°22'32" West 51.77 feet; thence South 89°59'52" West 11.15 feet; thence North 58°38'34" East 64.67 feet to beginning.

Tax Parcel No.: 14:056:0180 and 14:056:0152

WHEN RECORDED MAIL TO:
BOULEVARD DEVELOPMENT, LLC
11275 N NORMANDY WAY
HIGHLAND, UT 84003

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 258760
MAIL TAX NOTICE TO:BOULEVARD DEVELOPMENT, LLC
11275 N NORMANDY WAY HIGHLAND, UT 84003

ENT 106324:2019 PG 1 of 1
Jeffery Smith
Utah County Recorder
2019 Oct 16 04:26 PM FEE 40.00 BY CS
RECORDED FOR Inwest Title - Orem #1
ELECTRONICALLY RECORDED

WARRANTY DEED

KARMA HOLDINGS, LLC

A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF UTAH,
GRANTOR(S),

OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UT
HEREBY CONVEY AND WARRANT TO

THE BOULEVARD DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY

GRANTEE(S)

OF HIGHLAND, COUNTY OF UTAH, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF :

(44-227-0002)

PARCEL A, KARMA HOLDINGS SUBDIVISION PLAT "A" ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, STATE OF
UTAH.

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES
FOR THE YEAR 2019 AND THEREAFTER.


WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 15TH DAY OF OCTOBER, 2019.

SIGNED IN THE PRESENCE OF

)
)
) KARMA HOLDINGS, LLC
) *Jacci A. Hood-Miller*
) BY: JACCI A. HOOD-MILLER, MEMBER
)
)

STATE OF UTAH)
):SS
COUNTY OF UTAH)

ON 15TH day of OCTOBER, 2019, PERSONALLY APPEARED BEFORE ME, JACCI A. HOOD-MILLER, WHOSE
IDENTITY IS PERSONALLY KNOWN TO ME, OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND
WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MEMBER OF KARMA HOLDINGS, LLC
AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY
COMPANY BY AUTHORITY OF IT'S ARTICLES OF ORGANIZATION, OPERATING AGREEMENT, OR BY CONSENT
OF THE COMPANY MEMBERS, AND SAID JACCI A. HOOD-MILLER DULY ACKNOWLEDGED TO ME THAT SAID
LIMITED LIABILITY COMPANY EXECUTED THE SAME.

 MELISSA GENEVE WINMILL
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 687761
COMM. EXP. 03-25-2020

Melissa Geneve Winmill

NOTARY PUBLIC