



---

---

## WARRANTY DEED

**Smart Style Limousin, L.L.C., a Utah limited liability company, Smart's Farm, L.L.C., a Utah limited liability company, Smart Outdoors, L.L.C., a Utah limited liability company and McKee Investments, L.L.C., a Utah limited liability company**

GRANTOR, for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by the GRANTEES listed below of  
251 West 1600 South, Springville, UT 84663

hereby CONVEYS AND WARRANTS unto

**RG Development, LC, a Utah limited liability company and Johnston Developments, LLC a Utah limited liability company, each as to an undivided 50% interest in the property**

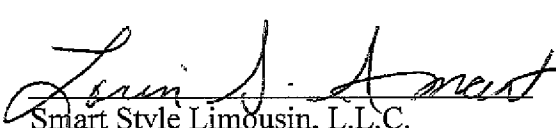
the following lands lying in UTAH County, Utah:

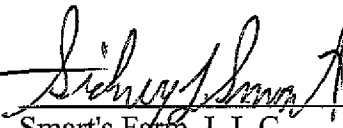
See Attached Exhibit "A"

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No. 27-32-144

WITNESS our hands on this 27th day of March, 2019 .

  
Smart Style Limousin, L.L.C.  
Lorin S. Smart, Manager

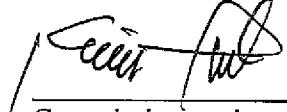
  
Smart's Farm, L.L.C.  
Sidney L. Smart, Manager

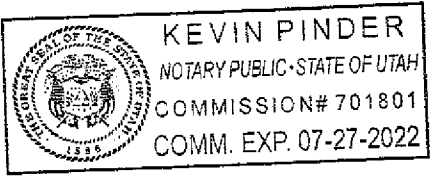
  
Smart Outdoors, L.L.C.  
Russell L. Smart, Manager

  
McKee Investments, L.L.C.  
Leesa S. McKee, Manager

STATE OF UTAH,  
:SS  
COUNTY OF UTAH

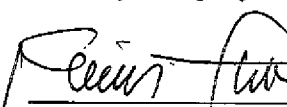
On the 27th day of March, 2019, personally appeared before me **Lorin S. Smart**, who being by me duly sworn did say, that he is a manager of the **Smart Style Limousin, L.L.C., a Utah limited liability company** and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

  
\_\_\_\_\_  
Commission expires: 7/27/2022  
Residing in: London, UT



STATE OF UTAH,  
:SS  
COUNTY OF UTAH


On the 27th day of March, 2019, personally appeared before me **Sidney L. Smart**, who being by me duly sworn did say, that he/she is a manager of the **Smart's Farm, L.L.C., a Utah limited liability company** and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

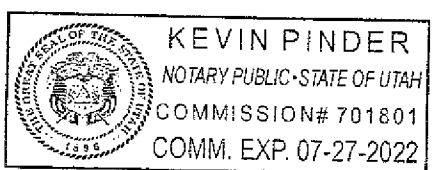
  
\_\_\_\_\_  
Commission expires: 7/27/2022  
Residing in: London, UT



STATE OF UTAH,  
:SS  
COUNTY OF UTAH

On the 27th day of March, 2019, personally appeared before me **Russell L. Smart**, who being by me duly sworn did say, that he is a manager of the **Smart Outdoors, L.L.C., a Utah limited liability company** and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.

  
\_\_\_\_\_  
Commission expires: 7/27/2022  
Residing in: London, UT



STATE OF UTAH,

:SS

COUNTY OF UTAH

On the 27<sup>th</sup> day of March, 2019, personally appeared before me **Leesa S. McKee**, who being by me duly sworn did say, that she is a manager of the **McKee Investments, L.L.C.**, a **Utah limited liability company** and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.



Commission expires: 7/27/2022

Residing in: London, UT



## EXHIBIT "A"

Tax Serial No. 27-32-144

Beginning at a fence corner on the West line of Highway 50-6, said point being South 89°23'14" West along the Section line 69.39 feet and South 23.58 feet from the Northeast corner of Section 21, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along said fence on the West line of said highway, South 00°13'45" West 665.22 feet more or less along the West line of said highway to the North line of Valley View Estates "A", a subdivision; thence along said North line South 89°20'51" West 1237.03 feet, more or less, to the East line of the Violet Lyndsay property as described in Affidavit recorded January 15, 1993 as Entry No. 2669, in Book 3073, at Page 153; thence North 01°10'40" West along said East line 663.64 feet to a fence on the South line of 6400 South Street; thence North 89°15'01" East 1253.35 feet along said fence to the point of beginning.

EXCEPTING therefrom any portion lying within the road as shown in Warranty Deed recorded July 12, 1949 as Entry No. 6190:1949 of official records.

ALSO, EXCEPTING therefrom the following:

Commencing at a point South 89°23'14" West 1322.71 feet and South 26.57 feet from the Northeast corner of Section 21, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North 89°15'1" East 350.68 feet; thence South 1°10'40" East 663.64 feet more or less to the North line of Valley View Estates "A", a subdivision; thence South 89°20'51" West 350.69 feet along said North line; thence North 1°10'40" West 663.04 feet to the point of beginning.

ALSO, LESS the following as described in Warranty Deed recorded June 10, 2010 as Entry No. 47978:2010 of official records, as follows:

A parcel of land in fee for the widening of State Route 147, known as Project Number S-LC49(118), being part of an entire tract of land described in Entry No. 128153:2002 in the Utah County Recorders office. Said parcel is described as follows:

Beginning at the intersection of the Southerly right of way line of said State Route 147 and the Westerly right of way line of U.S. Highway 89, said point is South 89°23'12" West, 69.64 feet along the Section line and South 24.21 feet from the Northeast corner of Section 21, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running the South 0°11'04" West, 30.60 feet along said right of way line of U.S. Highway 89; thence North 88°44'16" West, 694.91 feet; thence North 71°21'03" West 21.20 feet to said Southerly right of way line of State Route 147; thence along said right of way the following 4 courses: 1) North 89°17'29" East 222.57 feet; 2) North 89°38'11" East, 180.12 feet; 3) North 88°58'13" East, 233.46 feet; 4) North 89°41'31" East, 78.83 feet to the point of beginning.