

Vanguard Title Insurance Agency, LLC  
Mail Tax Notices to and  
WHEN RECORDED RETURN TO:  
RWR Property Holdings, LLC  
520 South 850 East A300  
Lehi, UT 84043  
File No.: 52582-MB

**WARRANTY DEED**


GRANTOR(S): **NBFF Property, LLC**  
hereby CONVEY(S) and WARRANT(S) to:  
GRANTEE(S): **RWR Property Holdings, 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:

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), EXECUTED this **30th day of October, 2020**.

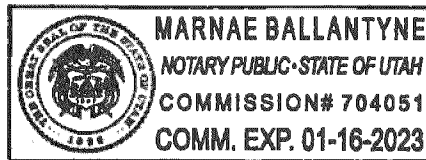
NBFF Property, LLC  
BY:   
Bruce C Frandsen  
Member

State of Utah            }  
                                  :ss.  
County of Utah         }

On this 30th day of October, 2020, personally appeared before me, Bruce C Frandsen, who being duly sworn, did say that he is a Member of NBFF Property, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of its articles of organization or its operating agreement, and that the said Bruce C Frandsen, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

  
Notary Public



**EXHIBIT "A"****Block 5 – Phase 1 Plat**

Beginning at a point being South 89°53'31" East 1,138.19 feet along section line and South 4,228.72 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°03'27" East 328.27 feet; thence North 00°56'33" East 56.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°56'33" East and the chord bears North 45°56'33" East 21.21 feet with a central angle of 90°00'00"); thence South 89°03'27" East 56.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°03'27" East and the chord bears South 44°03'27" East 21.21 feet with a central angle of 90°00'00"); thence South 89°03'27" East 140.24 feet; thence Northeasterly 23.50 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°56'33" East and the chord bears North 46°03'43" East 21.17 feet with a central angle of 89°45'41"); thence North 01°10'52" East 504.52 feet; thence North 89°22'03" East 56.03 feet; thence South 01°10'52" West 430.95 feet; thence North 89°16'08" West 27.89 feet; thence South 01°14'03" West 495.65 feet; thence South 43°05'03" West 122.28 feet; thence Northwesterly 8.42 feet along the arc of a 1,000.00 foot radius curve to the left (center bears South 00°28'58" West and the chord bears North 89°45'31" West 8.42 feet with a central angle of 00°28'58"); thence West 504.46 feet; thence Northwesterly 23.80 feet along the arc of a 15.00 foot radius curve to the right (center bears North and the chord bears North 44°32'57" West 21.38 feet with a central angle of 90°54'06"); thence North 00°54'06" East 418.77 feet; thence Northeasterly 23.57 feet along the arc of a 15.00 foot radius curve to the right (center bears South 89°05'54" East and the chord bears North 45°55'19" East 21.22 feet with a central angle of 90°02'28") to the point of beginning.

LESS: Beginning at a point at the centerline of an existing ditch said point being South 00°03'25" West 738.14 feet along the Section line and East 1,759.82 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running; thence East 352.63 feet to an existing fence line; thence South 1°03'27" West 186.19 feet along said fence line; thence South 0°42'25" West 394.38 feet along said fence line; thence South 2°32'00" West 104.89 feet along said fence line to the north line of the B. K. Penrod Subdivision Plat A; thence North 89°16'08" West 352.06 along and beyond the north line of said B. K. Penrod Subdivision Plat A to the centerline of an existing ditch; thence North 1°14'03" East 324.83 along the centerline of said ditch; thence North 0°58'23" East 157.02 feet along the centerline of said ditch; thence North 0°46'16" East 199.08 feet along the centerline of said ditch to the point of beginning.

Tax Parcel No.: 13-040-0094