

CTC # 16813  
When Recorded mail to:  
Stewart L. Grow, Jr.  
4000 Browns Canyon Road  
Peoa, UT 84061-8710

ENT 148625:2006 PG 1 of 1  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Nov 06 3:55 pm FEE 10.00 BY AS  
RECORDED FOR CENTURY TITLE COMPANY  
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO: GRANTEE

Space above this line for recording data.

## SPECIAL WARRANTY DEED

For valuable consideration in hand received,

**IBA, LLC, a Delaware limited liability company**  
of 155 North Lake Avenue, Pasadena, California 91101,

GRANTOR(S)

Hereby *Convey(s)* and *Warrant(s)* title against all acts by, through or under Grantor only to

**Stewart L. Grow, Jr.**

GRANTEE(S)

of 4000 Browns Canyon Road Peoa, UT 84061-8710

ALL OF GRANTOR'S INTEREST IN THE FOLLOWING DESCRIBED TRACT OF LAND IN **UTAH** COUNTY, STATE OF UTAH, to-wit:


Lot 1, Plat "A", EAGLE MOUNTAIN BUSINESS CAMPUS Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.  
The following is shown for information purposes only: Tax ID No. 38:302:0001

38:302:0001

This conveyance is subject to all reservations, restrictions, covenants, easements, and rights of way of record, visible by inspection of otherwise.

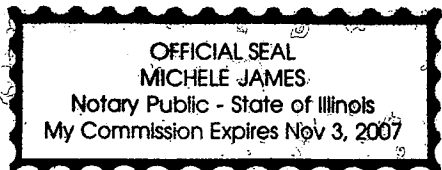
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS October 13, 2006.

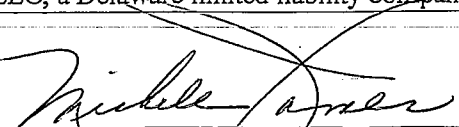
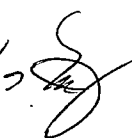
IBA, LLC, a Delaware limited liability company

  
By: Todd Camp, First Vice-President

STATE OF Illinois            )  
  :SS  
COUNTY OF Cook            )

The foregoing Special Warranty Deed was acknowledged before me on this October 13, 2006 by TODD CAMP, the First Vice President of IBA, LLC, a Delaware limited liability company, who signed on behalf of said entity.



  
NOTARY PUBLIC  
Residing at: MATHESON, IL  
My Commission Expires: ~~CENTURY TITLE COMPANY~~ 11/3/07 

MAIL TAX NOTICES TO GRANTEE(S) AT:  
**Vacant Ground**  
**EAGLE MOUNTAIN, UT 84005**

ENT **108119:2021** PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2021 Jun 14 01:56 PM FEE 40.00 BY IP  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED



Property Reference Information:  
Tax Parcel No(s): **38-302-0005**  
Property Address(es) (if any):  
**Vacant Ground, EAGLE MOUNTAIN, UT 84005**

## **WARRANTY DEED**

**Eagle Mountain City** ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

**STEWART GROW AS TO 86.9% AND DAN FORD AS TO 13.1%, as Tenants In Common**  
("Grantee(s)")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**SEE ATTACHED EXHIBIT 'A'**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2021** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: P30541B  
Tax Parcel No(s): 38-302-0005  
Property Address(es) (if any):  
Vacant Ground, EAGLE MOUNTAIN, UT 84005

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 3 day of <sup>June</sup> ~~MAY~~, 2021.

Eagle Mountain City

By: *Tom Westmeland*

Its: *Mayor*

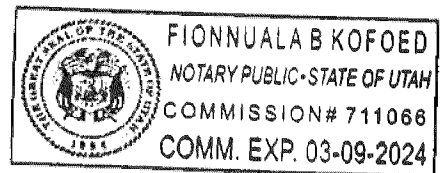
STATE OF UTAH

COUNTY OF *Utah*

) ss.

On this 3 day of <sup>June</sup> ~~May~~, 2021, personally appeared before me *Tom Westmeland*, who stated that he/she is the *Mayor* of Eagle Mountain City, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

*Tom B. Kofod*  
NOTARY PUBLIC



ORDER NUMBER: P30541B

**EXHIBIT "A"**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED EAST 7770.65 FEET, NORTH 1130.73 FEET AND NORTH 9°09'44" WEST 127.37 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 9°09'44" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY A DISTANCE OF 126.51 FEET; THENCE NORTH 78°19'15" EAST 265.63 FEET; THENCE NORTH 11°40'45" WEST 54.88 FEET; THENCE NORTH 78°14'03" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 73 A DISTANCE OF 186.30 FEET; THENCE SOUTH 31°09'32" EAST 48.17 FEET; THENCE SOUTH 58°50'28" WEST 162.97 FEET; THENCE SOUTH 72°51'59" WEST 148.23 FEET; THENCE SOUTH 10°45'32" WEST 79.99 FEET; THENCE SOUTH 80°50'16" WEST 141.96 FEET TO THE POINT OF BEGINNING.

(FOR REFERENCE PURPOSES: CONTAINS 42,004 SQUARE FEET OR 0.964 ACRES, MORE OR LESS).

(For Reference Purposes Tax ID No.: **A PORTION OF 38-302-0005** )