

WHEN RECORDED RETURN TO:

Dennis M. Baker & Assoc
250 S. Beechwood #120
Boise, Idaho 83709

ENT 84355:2015 PG 1 of 3
Jeffery Smith
Utah County Recorder
2015 Sep 15 12:01 PM FEE 18.00 BY SS
RECORDED FOR First American Title Insurance
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

D M B Investments, LLC, also known as D M B Investment, LLC and also known as D M B Investments Utah, LLC an Idaho Limited Liability Company, B W, Inc., an Idaho corporation and Don Brandt, an unmarried person

of BOISE, County of ADA, State of IDAHO, hereby CONVEY to

D M B Investments, LLC, an Idaho Limited Liability Company

Grantee, whose address is % Dennis M. Baker & Assoc., 250 S. Beechwood # 120, Boise, Idaho 83709

for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to-wit:

As described on Exhibit "A" attached hereto and by reference made a part hereof.

Subject to Covenants, conditions, restrictions and Easements apparent or of record and all applicable zoning laws and ordinances.

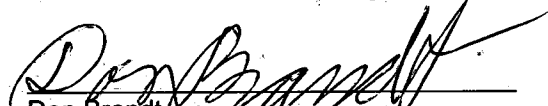
WITNESS the hand of said grantors, this 1st day of September, 2015.

D M B Investments, LLC


DENNIS M. BAKER, Manager

B W Inc.


Dennis M. Baker, President

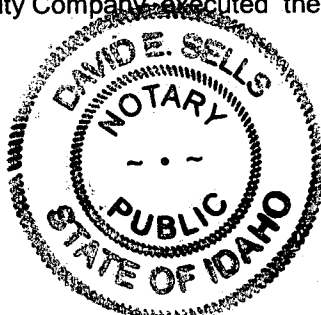

Don Brandt

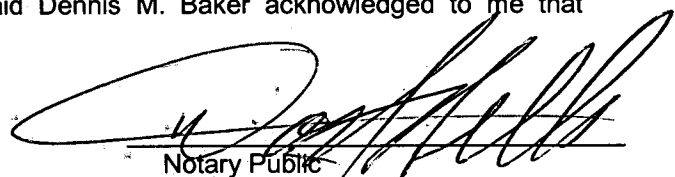
STATE OF IDAHO)

:ss

COUNTY OF ADA)

On the 1st day of August, 2015, personally appeared before me DENNIS M. BAKER, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Manager of D M B Investments, LLC and the managing member that executed the within instrument and said Dennis M. Baker acknowledged to me that said Limited Liability Company executed the same.





Notary Public
Residing at: Nampa, Idaho
Commission expires: 10-28-2017

EXHIBIT "A"

Grove Creek Center Commercial Subdivision Plat A – Lot 3

A parcel of land, situate in the Southwest 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 south line of the future right-of-way of Sam White Lane, which is located North 89°37'36" East 451.39 feet along the Quarter Section Line and South 72.21 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running

thence North 89°58'16" East 475.46 feet along said future south line of Sam White Lane;
thence South 34.06 feet;
thence South 42°09'05" East 27.15 feet;
thence South 45°00'00" West 125.64 feet;
thence South 01°14'56" West 63.55 feet;
thence South 45°00'00" West 49.00 feet;
thence South 45°00'00" East 49.00 feet;
thence South 45°00'00" West 32.50 feet;
thence South 45°00'00" East 295.87 feet;
thence South 66°46'26" East 41.10 feet;
thence South 51°36'52" East 2.66 feet to the northwest line of Grove Parkway as shown on the recorded BMW Subdivision and Road Dedication Plat, recorded July 3, 2006 as Entry No. 83481:2006, and Map No. 11732, in Utah County Recorder's Office;
thence South 38°23'09" West 41.00 feet along said northwest line;
thence North 51°36'51" West 8.17 feet along said northwest line;
thence South 38°23'09" West 41.00 feet along said northwest line;
thence Southeasterly 55.05 feet along the arc of a 60.00 foot radius curve to the right (center bears South 38°23'08" West and the chord bears South 25°19'49" East 53.14 feet with a central angle of 52°34'06") along said northwest line;
thence North 45°00'00" West 150.53 feet;
thence South 45°00'00" West 59.88 feet;
thence North 45°00'00" West 366.56 feet;
thence West 160.37 feet;
thence North 19°44'03" West 15.77 feet;
thence West 22.98 feet;
thence North 00°19'53" East 294.77 feet to the point of beginning.

Contains 183,425 Square Feet or 4.211 Acres

140540120
140540135

WHEN RECORDED, MAIL TO:
DMB Investments, LLC
250 S. Beechwood # 120
Boise, Idaho 83709



ENT 69925:2019 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jul 26 1:28 pm FEE 40.00 BY SM
RECORDED FOR PLEASANT GROVE CITY CORPORA

SPECIAL WARRANTY DEED


DON BRANDT, an individual, with an address at 203 11TH Ave. South, Nampa, Idaho 83651, Grantor, hereby convey and warrant against all claiming by through or under Grantor to **DMB Investments, LLC, an Idaho limited liability company**, whose address is 250 S. Beechwood , suite 120, Boise, Idaho 83709, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah

See exhibit "A" attached hereto and by reference made a part hereof.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO taxes and assessments not yet due and payable.

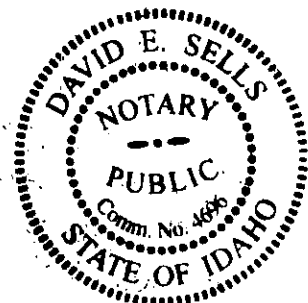
WITNESS the hand of said grantor(s), this 25TH day of July, 2019.




Don Brandt

STATE OF IDAHO)
) :ss
COUNTY OF CANYON)

On the 25TH day of July, 2019, personally appeared before me, Don Brandt , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.





Notary Public
Residing at: Nampa, Idaho
Commission expires: 10-28-2023

Exhibit A

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest 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 Southerly Right-of-Way Line of Sam White Lane, which point is located North 89°37'36" East 958.47 feet along the Quarter Section Line and South 75.26 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence North 89°58'16" East 42.13 feet along the Southerly Right-of-Way Line of said Sam White Lane;

thence Southeasterly 23.57 feet along the arc of a 259.00-foot radius tangent curve to the right (center bears South 0°01'44" East and the long chord bears South 87°25'16" East 23.57 feet, through a central angle of 5°12'54") along the Southerly Right-of-Way Line of said Sam White Lane;

thence South 0°01'44" East 51.01 feet;

thence South 45°00'00" East 43.06 feet;

thence South 45°00'00" West 278.00 feet;

thence North 45°00'00" West 53.51 feet;

thence North 45°00'00" East 49.00 feet;

thence North 1°14'56" East 63.55 feet;

thence North 45°00'00" East 125.64 feet;

thence North 42°09'00" West 27.14 feet;

thence North 0°00'50" West 34.07 feet;

thence North 89°58'16" East 31.61 feet, to the Point of Beginning.

Parcel contains: 27,368 Square feet or 0.63 Acres

