

When recorded mail to:  
RKS Properties Lehi, LLC  
1298 E. Chapman Court  
Alpine, Utah 84004

ENT **81544:2016** PG 1 of 5  
**Jeffery Smith**  
**Utah County Recorder**  
2016 Aug 25 11:25 AM FEE 18.00 BY DA  
RECORDED FOR Provo Land Title Co.  
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:  
RKS Properties Lehi, LLC  
1298 E. Chapman Court  
Alpine, Utah 84004

### WARRANTY DEED

**WASATCH REAL ESTATE HOLDINGS, LLC**, a Utah limited liability company  
("Grantor"),

hereby Convey(s) and Warrant(s) to

**RKS PROPERTIES LEHI, LLC** a Utah limited liability company, with an address at  
1298 E. Chapman Ct., Alpine, Utah 84004 ("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

Subject to (a) general real estate taxes for 2016, and (b) the Permitted Exceptions  
specifically listed on Exhibit "B" attached hereto and incorporated herein by reference.

*[Signature page follows.]*



EXHIBIT "A"

Tax Serial No. 53-295-23

Lot 3, Plat "B", Thanksgiving Point Business Park, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

**EXHIBIT "B"**

## PERMITTED EXCEPTIONS

1. Any special assessment taxes which are now or may be levied against said property by the City of Lehi, Utah, for local improvements or services as may be therein provided.
2. The effect, terms and conditions of a Resolution to create the Timpanogos Special Service District No. 1995-82, recorded November 8, 1995, as Entry No. 76846, in Book 3811, at Page 791 of official records.
3. The effect, terms and conditions of a Resolution to create Timpanogos Special Service District No. 1996-42, recorded June 4, 1996, as Entry No. 46273, in Book 3985, at Page 896 of official records.
4. Said property is within the boundaries of the Central Utah Water Conservancy District and the North Utah County Water Conservancy District and is subject to the charges and/or the assessments of said Districts.
5. The effect, terms and conditions of a Resolution to create Lehi City, Utah Special Improvement District No. 2000-1, recorded May 18, 2000, as Entry No. 39440:2000 of official records.
6. Building setback requirements over and across the lot lines of said lot as shown on the official plat.
7. Terms, conditions and stipulations of "Plat Notes" as set forth on the official plat.
8. Sidewalk and public utility easement for incidental purposes over and across the North and South sixteen (16) feet of said lot as shown on the official plat. (Lot 11)
9. Sidewalk and public utility easement for incidental purposes over and across the North, South and East sixteen (16) feet (Lot 10) as shown on the official plat.
10. The effect, terms and conditions of a Grant of Easement to Alan H. Gillman and Flora A. Gillman, a 30 foot wide general utility easement, recorded November 15, 2005, as Entry No. 131339:2005 of official records.
11. The effect, terms and conditions of an Easement conveyed to Lehi City, recorded November 15, 2005, as Entry No. 131337:2005 of official records.
12. Master Declaration of Covenants, Conditions and Restrictions recorded November 26, 1999 as Entry No. 124009, in Book 5283, at Page 601 of official records. WITHDRAWAL OF Property from Master Declaration of Protective Covenants recorded June 21, 2002 as Entry No. 70817:2012 of official records. AFFIDAVIT to correct minor typographical or clerical error in recorded instruments on February 7, 2014 as Entry No. 8693:2014 of official records.
13. Master Declaration of Protective Covenants, Conditions and Restrictions recorded November 26, 1999 as Entry No. 124010, in Book 5283, at Page 634 of official records. WITHDRAWAL OF Property from Master Declaration of Protective Covenants recorded June 21, 2002 as Entry No. 70818:2012 of official records. AFFIDAVIT to correct minor typographical or clerical error in recorded instruments on February 7, 2014 as Entry No. 8693:2014 of official records.

14. The effect, terms and conditions of an Ordinance No. 02-13-01.7 Adopting the Thanksgiving Point Amended Project Area Plan, recorded March 20, 2001, as Entry No. 25269:2001 of official records.
15. The effect, terms and conditions of an Annexation Agreement for Alan Gillman 2 Addition by and between Lehi City Corporation and the property owners, recorded July 30, 1999, as Entry No. 85723, in Book 5167, at Page 715 of official records.
16. The effect, terms and conditions of a Right of Way Easement in favor of Wasatch Gas Company, recorded June 2, 1931, as Entry No. 3881, in Book 285, at Page 294 of official records.
17. The effect, terms and conditions of an Right of Way Easement in favor of Wasatch Gas Company, recorded June 2, 1931, as Entry No. 3884, in Book 285, at Page 295 of official records.
18. An easement over, across or through the land for a 30 foot wide public utility easement and incidental purposes as granted to Lehi City by instrument recorded November 15, 2005 as Entry No. 131337:2005 of official records.
19. Subject to the rights of parties in possession of the subject property under unrecorded Leases, Contracts, Rental or Occupancy Agreements and any claims thereunder.