

Send Tax Notices to:
CJS Property Holdings, LLC
C/O Jonathan Jack Lund
1565 North 500 East
Richfield, UT 84701

ENT27339:2020 PG 1 of 8
Jeffery Smith
Utah County Recorder
2020 Mar 03 10:35 AM FEE 40.00 BY SW
RECORDED FOR Pro-Title and Escrow, Inc.
ELECTRONICALLY RECORDED

WARRANTY DEED

PTE-35284-T

Tax Serial No. 26:059:0091

Duane J. Hanson, as Manager of Sunrise North, LLC, a Utah limited liability company, Janis H. Johnson, as Manager of Sunrise Legacy, LLC, a Utah limited liability company, Melanie H. Greenway, as Manager of Sunset Drive, LLC, a Utah limited liability company, Paula H. Bailey, as Manager of Crystal Cave, LLC, a Utah limited liability company and Legacy Global Foundation, Inc., as their interests may appear

Grantor, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to

CJS Property Holdings, LLC

Grantee, County of Utah, State of Utah, for the sum of

~ TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ~

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

Together with 45 shares of East Bench Canal Company water stock

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2020 AND THEREAFTER.

Witness the hand of said grantor this February 20, 2020

Sunrise North, LLC, a Utah limited liability company

Duane J. Hanson Manager
Duane J. Hanson, Manager

Sunrise Legacy, LLC, a Utah limited liability company

Janis H. Johnson Manager
Janis H. Johnson, Manager

Sunset Drive, LLC, a Utah limited liability company

Melanie H. Greenway, Manager
Melanie H. Greenway, Manager

Crystal Cave, LLC, a Utah limited liability company

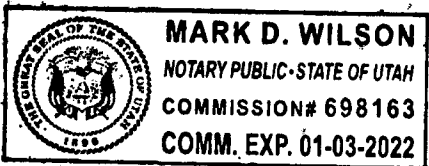
Paula H. Bailey Manager
Paula H. Bailey, Manager

Legacy Global Foundation, Inc.

Melodie Durfee, President
Melodie Durfee, President

STATE OF UTAH)
) S.
County of Utah)

On this 20th Day of February, 2020, before me, the undersigned Notary Public, personally appeared Duane J. Hanson, known to me to be the member(s) or designated agent(s) of Sunrise North, LLC, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



Mark D. Wilson
Notary Public

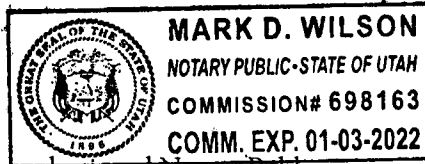
STATE OF UTAH)
) S.
County of Utah)

On this 18th Day of FEBRUARY, 2020, before me, the undersigned Notary Public, personally appeared **Janis H. Johnson**, known to me to be the member(s) or designated agent(s) of **Sunrise Legacy, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Mark D. Wilson

Notary Public

STATE OF)
) S.
County of)

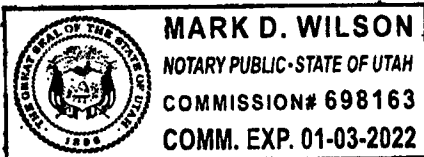


~~On this Day of , 2020, before me, the undersigned Notary Public, personally appeared **Melanie H. Greenway**, known to me to be the member(s) or designated agent(s) of **Sunset Drive, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.~~

Notary Public

STATE OF UTAH)
) S.
County of Utah)

On this 25th Day of FEBRUARY, 2020, before me, the undersigned Notary Public, personally appeared **Paula H. Bailey**, known to me to be the member(s) or designated agent(s) of **Crystal Cave, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



Mark D. Wilson

Notary Public

Witness the hand of said grantor this February 20, 2020

Sunrise North, LLC, a Utah limited liability company

Duane J. Hanson, Manager

Sunrise Legacy, LLC, a Utah limited liability company

Janis H. Johnson, Manager

Sunset Drive, LLC, a Utah limited liability company

Melanie H. Greenway manager
Melanie H. Greenway, Manager

Crystal Cave, LLC, a Utah limited liability company

Paula H. Bailey, Manager

Legacy Global Foundation, Inc.

Melodie Durfee, President

STATE OF UTAH)
) §.
County of)

On this Day of , 2020, before me, the undersigned Notary Public, personally appeared Duane J. Hanson, known to me to be the member(s) or designated agent(s) of Sunrise North, LLC, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Notary Public

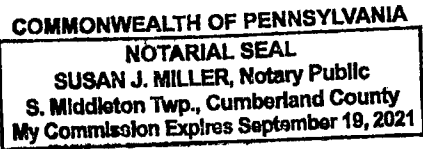
STATE OF UTAH)
) §.
County of)

On this Day of , 2020, before me, the undersigned Notary Public, personally appeared Janis H. Johnson, known to me to be the member(s) or designated agent(s) of Sunrise Legacy, LLC, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Notary Public

STATE OF Pa)
) §.
County of Cumberland

On this 21 Day of Feb. , 2020, before me, the undersigned Notary Public, personally appeared Melanie H. Greenway, known to me to be the member(s) or designated agent(s) of Sunset Drive, LLC, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



Susan J. Miller

Notary Public

STATE OF UTAH)
) §.
County of)

On this Day of , 2020, before me, the undersigned Notary Public, personally appeared Paula H. Bailey, known to me to be the member(s) or designated agent(s) of Crystal Cave, LLC, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Notary Public

Witness the hand of said grantor this February 20, 2020

Sunrise North, LLC, a Utah limited liability company

Duane J. Hanson, Manager

Sunrise Legacy, LLC, a Utah limited liability company

Janis H. Johnson, Manager

Sunset Drive, LLC, a Utah limited liability company

Melanie H. Greenway, Manager

Crystal Cave, LLC, a Utah limited liability company

Paula H. Bailey, Manager

Legacy Global Foundation, Inc.



Melodie Durfee, President

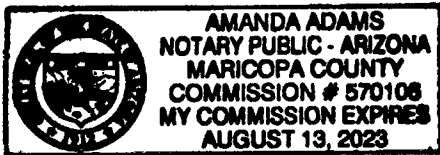
STATE OF UTAH)
) S.
County of)

On this Day of , 2020, before me, the undersigned Notary Public, personally appeared Duane J. Hanson, known to me to be the member(s) or designated agent(s) of Sunrise North, LLC, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Notary Public

STATE OF ARIZONA)
) S.
County of Maricopa)

On this 28 day of February, 2020 personally appeared before me Melodie Durfee, who being by me duly sworn did say, that she is the President of Legacy Global Foundation, Inc., the corporation that executed the foregoing instrument by authority of a resolution of its Board of Directors and the said Melodie Durfee acknowledged to me that said corporation executed the same.



Amanda Adams

Notary Public

Pro-Title & Escrow, Inc.
File No. 35284-T

EXHIBIT "A"

A parcel of land located in the South half of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian, the basis of bearing is South 00°42'33" East between the East Quarter corner and the Southeast corner of said Section 9, said parcel being more particularly described as follows:

Beginning at a point South 89°58'51" West 35.63 feet and North 291.63 feet from the South Quarter corner of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian, said point being on the easterly right of way of Sunrise Ranch Drive as shown in the Sunrise Ranch - Phase C Subdivision Plat, and running along said Easterly right of way line the following three (3) courses: 1) North 18°56'30" East 217.63 feet; 2) Northeasterly 97.43 feet along the arc of a 279.00 foot radius tangent curve to the left (chord bears North 08°56'17" East 96.93 feet); 3) North 01°03'57" West 22.52 feet; thence East 233.52 feet; thence North 14.06 feet; thence East 313.00 feet; thence South 26.57 feet; thence East 233.00 feet; thence North 11.76 feet; thence East 158.00 feet; thence North 261.17 feet; thence Northeasterly 67.54 feet along the arc of a 43.00 foot radius tangent curve to the right (chord bears North 45°00'00" East 60.81 feet); thence East 80.66 feet; thence North 158.00 feet; thence East 16.37 feet; thence Southeasterly 65.90 feet along the arc of a 170.00 foot radius tangent curve to the right (chord bears South 78°53'41" East 65.49 feet); thence North 33°39'34" East 138.54 feet; thence Northeasterly 84.80 feet along the arc of a 127.00 foot radius tangent curve to the left (chord bears North 14°31'54" East 83.23 feet); thence North 04°35'47" West 53.87 feet; thence South 83°35'44" West 6.50 feet; thence Southwesterly 55.09 feet along the arc of a 520.00 foot radius tangent curve to the right (chord bears South 86°37'49" West 55.06 feet); thence North 273.18 feet; thence Southwesterly 14.00 feet along the arc of a 520.00 foot radius non-tangent curve to the right (chord bears South 89°13'44" West 14.00 feet); thence West 4.32 feet; thence North 264.00 feet to a point on the Sunrise Ranch Drive right of way line as shown in the Sunrise Ranch - Phase C Plat; thence along said right of way the following four (4) courses; 1) East 117.11 feet; 2) Southeasterly 23.56 feet along the arc of a 15.00 foot radius tangent curve to the right (chord bears South 45°00'00" East 21.21 feet); 3) East 40.00 feet; 4) Northeasterly 23.56 feet along the arc of a 15.00 foot radius non-tangent curve to the right (chord bears North 45°00'00" East 21.21 feet) to a point on the Sunrise Ranch - Phase A Subdivision boundary line; thence along said Phase A Subdivision boundary the following three (3) courses: 1) East 231.60 feet; 2) South 00°55'47" West 286.84 feet; 3) South 00°38'54" East 168.34 feet; thence South 00°40'22" East 41.26 feet; thence East 9.31 feet; thence South 00°57'53" West 31.30 feet; thence North 89°59'53" East 2.50 feet; thence South 00°00'07" East 37.03 feet; thence South 14°22'00" West 196.48 feet; thence North 88°50'00" East 48.77 feet; thence South 00°00'07" East 37.63 feet; thence North 89°59'53" East 125.40 feet; thence South 10°51'07" East 119.31 feet; thence North 89°59'37" West 114.13 feet; thence South 05°47'14" East 163.21 feet; thence South 52°27'36" West 294.73 feet; thence North 89°08'40" West 229.29 feet; thence South 21°49'12" West 311.96 feet; thence South 88°45'26" West 425.14 feet; thence South 89°40'29" West 681.82 feet; thence North 00°32'00" West 20.67 feet; thence South 62°43'58" West 2.30 feet; thence South 50°48'27" West 39.54 feet to the point of beginning.