

FOUNDERS TITLE COMPANY NO. F-D52331

ENT 23794:2015 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2015 Mar 24 02:18 PM FEE 12.00 BY CLS  
RECORDED FOR Founders Title Company - Layt  
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:  
Grantee  
2519 CANYON ROAD  
PLEASANT GROVE, UT 84062

SPECIAL WARRANTY DEED

Big West Properties, LLC, a Utah limited liability company Grantor,  
of Colorado City, County of Mohave State of Arizona, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

YAK LLC, Grantee  
of Ut County, Utah for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- the following described  
tract of land in UTAH County, State of Utah:

Part of Lot 3, Broadstone Square PUD Subdivision, also described as:

Commencing North 655.16 feet and West 977.11 feet from the East 1/4 corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence South 73°17'39" East 58.59 feet; thence South 16°42'21" West 62.29 feet; thence South 0°9'24" East 103.32 feet; thence 89°50'36" East 89.01 feet; thence South 0°3'40" East 272.17 feet; thence South 89°50'36" West 251.85 feet; thence North 0°6'23" East 36 feet; thence North 0°6'23" East 249.55 feet; South 89°54'19" East 123.99 feet; thence North 0°9'24" West 167.08 feet to the beginning.

The following is shown for information purposes only: 35-267-0003

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2015 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 23<sup>rd</sup> day of March, 2015.

Allen Zitting  
Big West Properties, LLC, a Utah limited liability Company  
By: Allen Zitting  
Its: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Arizona  
COUNTY OF Mohave

On the 23<sup>rd</sup> day of March 2015, before me, the undersigned Notary Public, personally appeared Allen Zitting, known to me to be the member(s) or designated agents of 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.

Elizabeth Cawley  
NOTARY PUBLIC

My Commission Expires: Aug 11, 2018

Residing at: Mohave County, AZ

