

Mail Tax Notices To:
MZR2 Properties, LLC
22190 Paseo Del Sur
Laguna Beach, CA 92651
File No. BT-19180

ENT 105628 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Jun 09 01:30 PM FEE 40.00 BY CS
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

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WARRANTY DEED

CR Property Management, LLC, a Utah limited liability company
of Payson, County of Utah, State of Utah

GRANTOR(S)

Hereby Convey(s) and Warrant(s) to

MZR2 Properties, LLC Orange California
of Laguna Beach, County of Utah, State of Utah

GRANTEE(S)

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:

See Exhibit "A" attached hereto and by this reference made a part thereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever
nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other
ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities
applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2021 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 1st day of June, 2021.

CR Property Management, LLC, a Utah limited liability company

David Charles
David Charles, Manager

State of Utah)
 :SS
County of Utah)

On the 1st day of June, 2021, personally appeared before me David Charles who being by me duly
sworn did say for himself that the said David Charles is a Manager of CR Property Management,
LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in
behalf of said Limited Liability Company and said David Charles, duly acknowledged to me that said
Limited Liability Company executed the same.

Robin McLaren Aubrey
Notary Public
My commission expires: 6-3-22

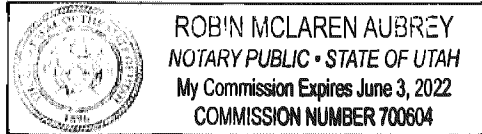


EXHIBIT "A"

Parcel 1:

COMMENCING AT A POINT ON THE SOUTH LINE OF STREET 6 FEET SOUTH AND 82.50 FEET WEST OF NORTHEAST CORNER OF LOT 6, BLOCK 22, PLAT Q, PAYSON CITY SURVEY; SOUTH 208.5 FEET; WEST 82.50 FEET; NORTH 208.5 FEET; EAST 82.50 FEET TO BEGINNING.

(08:150:0011)

Parcel 2:

COMMENCING EAST ALONG THE SOUTH LINE OF 100 NORTH STREET 231 FEET AND 6 FEET SOUTH FROM NORTHWEST CORNER OF LOT 6, BLOCK 22, PLAT Q, PAYSON CITY SURVEY; SOUTH 208.50 FEET; WEST 82.5 FEET; NORTH 208.50 FEET TO SOUTH LINE OF SAID 100 NORTH STREET; EAST ALONG SAID STREET LINE 82.5 FEET TO BEGINNING.

(08:150:0011/0015)