

Mail Tax Notices To:
Village Square PG, LLC
14034 South 145 East, Suite 204
Draper, UT 84020
File No. BT-17403

ENT 111459:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Jul 31 02:01 PM FEE 40.00 BY IP
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Space above this line for Recording Data

WARRANTY DEED

Village Square at Pleasant Grove, L.C., a Utah limited liability company, also known as Village Square at Pleasant Grove, L.L.C., a Utah limited liability company; and Miller-Smoot Investments, L.C., a Utah limited liability company GRANTOR(S) of Provo, County of Utah, State of Utah Hereby Convey(s) and Warrant(s), to the extent of each GRANTOR'S respective interest therein as such interest appears of record, to Village Square PG, LLC, a Utah limited liability company GRANTEE of Draper, County of Salt Lake, State of 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, to-wit:

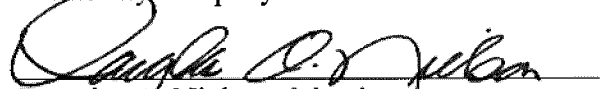
See Exhibit A attached hereto and by this reference made a part thereof

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 and assessments for 2020 and thereafter and any facts which would be disclosed by an accurate and complete survey of the premises described herein.

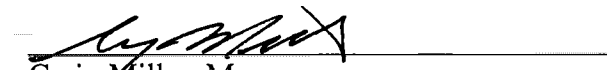
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 30th day of July, 2020.

Village Square at Pleasant Grove, L.C., a Utah limited liability company


Steve Bushman, Member



Douglas A. Nielson, Member

Miller-Smoot Investments, L.C., a Utah limited liability company

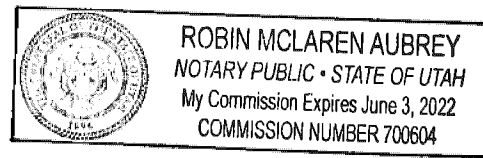

Craig Miller, Manager

State of Utah)
 :SS
County of Utah)

On the 30th day of July, 2020, personally appeared before me Steve Bushman and Douglas A. Nielson who being by me duly sworn did say each for himself that the said Steve Bushman and Douglas A. Nielson are Members of Village Square at Pleasant Grove, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said limited liability company and said Steve Bushman and Douglas A. Nielson, duly acknowledged to me that said limited liability company executed the same.

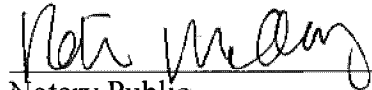


Notary Public
My commission expires: 6.3.22
Residing at:



State of Utah)
 :SS
County of Utah)

On the 30th day of July, 2020, personally appeared before me Craig Miller who being by me duly sworn did say for himself that the said Craig Miller is a Manager of Miller-Smoot Investments, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said limited liability company and said Craig Miller, duly acknowledged to me that said limited liability company executed the same.



Notary Public
My commission expires:
Residing at: 6.3.22

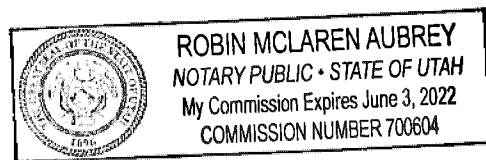


EXHIBIT A

Beginning at a point located South 00°22'25" East along the section line 506.64 feet and West 276.80 feet from the East Quarter Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 42°05'24" East 32.58 feet; thence South 47°54'36" West 24.78 feet; thence South 42°05'24" East 165.00 feet; thence North 47°54'36" East 26.78 feet; thence South 42°05'24" East 274.15 feet; thence North 47°54'36" East 43.73 feet; thence South 65°18'36" East 123.00 feet; thence South 40°24'52" East 46.29 feet; thence North 48°46'00" East 89.14 feet; thence South 42°05'24" East 14.00 feet; thence South 48°46'00" West 89.62 feet; thence along the arc of a 35.00 foot radius curve to the right 38.87 feet through a central angle of 63°38'16" (chord bears South 80°35'08" West 36.91 feet); thence North 67°35'44" West 29.46 feet; thence along the arc of a 75.00 foot radius curve to the left 14.38 feet through a central angle of 10°59'04" (chord bears North 73°05'16" West 14.36 feet); thence South 00°07'04" West 158.55 feet; thence North 89°52'56" West 214.05 feet; thence South 04°06'00" East 164.12 feet; thence North 89°46'14" West 370.73 feet; thence North 88°05'00" West 111.88 feet; thence North 07°21'14" East 88.26 feet; thence South 85°00'00" West 20.06 feet; thence North 08°31'00" East 282.18 feet; thence South 89°17'08" East 3.59 feet; thence North 08°31'00" East 8.48 feet; thence North 02°09'00" West 31.28 feet; thence North 87°51'00" East 130.61; thence North 02°09'00" West 222.02; thence North 47°54'36" East 138.36 feet to the point of beginning.

The above description includes Lots 5 and 8, Plat "B", Village Square at Pleasant Grove Subdivision, and part of Parcel 6, Plat "A", Village Square at Pleasant Grove Subdivision.

(54:194:0005, 54:194:0008, 54:148:0006, 54:148:0010, 14:053:0114)