

WHEN RECORDED MAIL TO

Marina Investments, LLC
22 East 1500 North
American Fork, UT 84003

Parcel No.:
34-508-0001
34-508-0002
34-508-0003
67-090-0001

SPECIAL WARRANTY DEED

The Grantors listed below, who are tenants in common with an undivided interest set forth opposite their name in the real property identified on Schedule "A", hereby convey and warrant to Marina Investments, LLC, a Utah limited liability company, as Grantee, for TEN DOLLARS and other good and valuable consideration, the land and property identified on the attached Schedule "A" located in Utah County, State of Utah (the "Property").

Grantors:

Waltz Investments, LLC, a Utah limited liability company	20.25%
Briant A. Buckwalter, Trustee of the Briant A. Buckwalter Revocable Trust dated September 1, 2012	39.4875%
Bryce B. Buckwalter, Successor Trustee of the Buckwalter Family Trust dated March 31, 1995	17.2125%
Jan Alger	1.0125%
Kevin Buckwalter	1.0125%
Marc Buckwalter	1.0125%
Bryce Buckwalter	1.0125%
Visionary Enterprises, LLC a Utah limited liability company	19.00%

Together with all improvements and appurtenances thereunto belonging.

Grantors hereby covenant with said Grantee that Grantors are lawfully seized of said land in fee simple, subject to all liens, covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record, zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property, and all matters visible upon the Property, and that Grantors have good right and lawful authority to sell and convey said land and hereby specially warrant that title to the land is free from all encumbrances made by Grantors, that Grantors will defend the same against the lawful claims of all persons claiming by, through or under Grantors, but against none other and that the property herein conveyed is not the homestead of Grantors.

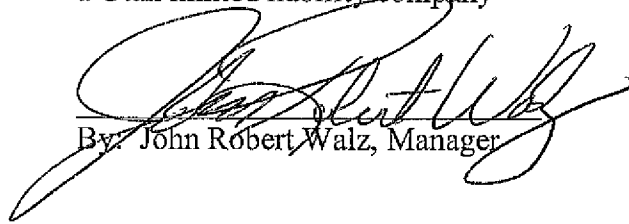
This conveyance is made subject to the following:

1. Applicable zoning regulations and ordinances.
2. All of the covenants, agreements, conditions, reservations, restrictions and easements of record, if any, which may now affect the afore-described property.
3. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding.
4. Such facts as an accurate survey would show.
5. All other matters of record.

[Signature pages of the Grantors are attached]

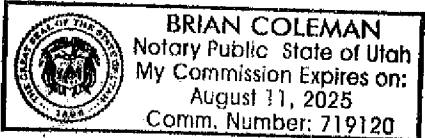
WITNESS the hand of grantor this 21 day of September, 2021

Waltz Investments, LLC
a Utah limited liability company


By: John Robert Walz, Manager

STATE OF UTAH)
).SS.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 21 day of September, 2021, by John Robert Walz, Manager of Waltz Investments, LLC, a Utah limited liability company, who duly acknowledged to me that said instrument was executed by authority.





Notary Public

WITNESS the hand of grantor this 20 day of September, 2021

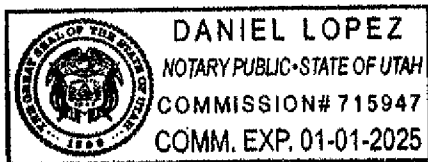
Briant A. Buckwalter, Trustee of the
Briant A. Buckwalter Revocable Trust
dated September 1, 2012



By: Briant A. Buckwalter, Trustee

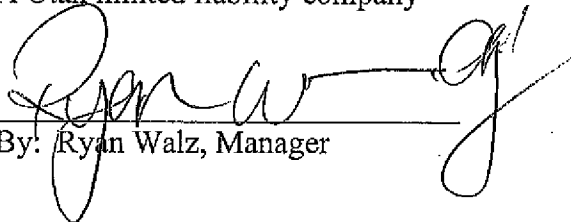
STATE OF UTAH)
)
) :ss.
COUNTY OF UTAH)

On the 20 day of September, 2021 personally appeared before me Briant A. Buckwalter, who stated to me that he is the Trustee of the Briant A. Buckwalter Revocable Trust dated September 1, 2012 and who is known to me to be the same person who signed and is described in the above instrument who duly acknowledged to me that he signed the same.


NOTARY PUBLIC

WITNESS the hand of grantor this 21 day of September, 2021

Visionary Enterprises, LLC
A Utah limited liability company

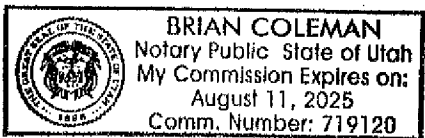

By: Ryan Walz, Manager

STATE OF UTAH)
 :SS.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 21 day of September, 2021, by Ryan Walz, Manager of Visionary Enterprises, LLC, a Utah limited liability company, , who duly acknowledged to me that said instrument was executed by authority.



NOTARY PUBLIC



Order No.: 7-048028

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Lots 1, 2, 3, Plat "A", Adams Boat Storage, American Fork, Utah County, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Lot 1 – Parcel No. 34-508-0001

Lot 2 – Parcel No. 34-508-0002

Lot 3 – Parcel No. 34-508-0003

Part of Lot 1, Plat "A", Marina Cove Boat Storage Subdivision, described as follows: Commencing South 380.14 feet and West 2663.82 feet from Northeast corner of Section 35, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence South 88°42'7" East 853.77 feet; thence South 0°23'48" West 49.96 feet; thence South 89°6'30" East 34.2 feet; thence South 0°53'30" West 382.95 feet; thence West 250.94 feet; along a curve to the left (chord bears: North 85°32'59" West 42.41 feet; Radius=536 feet); thence North 87°49'0" West 258.12 feet; along a curve to the left (chord bears: North 88°44'29" West 17.31 feet, Radius=536 feet); thence North 89°40'0" West 312.99 feet; thence North 437.41 feet to the point of beginning.

Parcel No. 67-090-0001

Parcel 1A:

Together with a 36 foot wide access Easement as set forth on the recorded plat of Adams Boat Storage, Plat A, recorded May 25, 2012 as Entry No. 43873:2012.

Parcel No.: **34-508-0001, 34-508-0002, 34-508-0003, 67-090-0001**