ENT 165104:2021 PG 1 of 11 Andrea Allen Utah County Recorder 2021 Sep 24 01:31 PM FEE 40.00 BY SM RECORDED FOR Backman FPTP ELECTRONICALLY RECORDED

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:

20.25%
39.4875%
17.2125%
1.0125%
1.0125%
1.0125%
1.0125%
19.00%

Together will 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]

ENT **165104:2021** PG 3 of 11

WITNESS the hand of grantor this 2 | day of September, 2021

Waltz Investments, LLC a Utah limited liability company

(1 11

By John Robert Walz, Manager

STATE OF UTAH

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.

BRIAN COLEMAN
Notary Public State of Utah
My Commission Expires on:
August 11, 2025
Comm. Number: 719120

Jotary Public

ENT 165104:2021 PG 4 of 11

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)

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.

DANIEL LOPEZ
NOTARY PUBLIC STATE OF UTAH
COMMISSION# 715947
COMM. EXP. 01-01-2025

WITNESS the hand of grantor this 23 day of September, 2021

Bryce B. Buckwalter, Successor Trustee of the Buckwalter Family Trust dated March 31, 1995

By: Bryce B. Buckwalter, Trustee

STATE OF Montana) ;ss. COUNTY OF Lake)

On the Brd day of September, 2021 personally appeared before me Bryce B. Buckwalter, who stated to me that he is the Successor Trustee of Buckwalter Family Trust dated March 31, 1995 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.

SEAL * RE

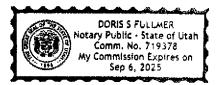
LAURA KELLEY
NOTARY PUBLIC for the
State of Montana
Residing at Polson, Montana
My Commission Expires
December 16, 2024

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

an Alger

STATE OF Utah) :ss.
COUNTY OF Utah)

On the <u>QO</u> day of September, 2021 personally appeared before me Jan Alger 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 she signed the same.



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	Kevin Buckwalter		
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STATE OF California :ss. country of Orange :ss.	фина применения применения в применения применения применения в примен		
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COLINERY OF O CAAGE 188.	the individual who signed the document to		
COUNTY OF CHARGE	which this certificate is attached, and not		
\mathcal{O}	the truthfulness, accuracy, or validity of		
_	that document.		
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instrument who duly acknowledged to me the	iat no signed the same.		
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JAMES PAK			
Notary Public - California			
Orange County Commission # 2357487			
My Comm. Expires May 13, 2025	NOTARY PUBLIC		
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WITNESS the hand of grantor this day of September, 2021			
	Man Dania II		
	Marc Buckwalter		
STATE OF			
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On the day of September, 2021 pers	onally appeared before me Marc Buckwalter		
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WITNESS the hand of grantor this day of September, 2021			
	Kevin Buckwalter		
STATE OF)			
COUNTY OF	88,		
On the day of September, 2021 personally appeared before me Kevin Buckwalter 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		
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WITNESS the hand of grantor this 20th day of September, 2021			
	•		
	Marc Buckwalter Marc Buckwalter		
STATE OF Nevada)	· · · · · · · · · · · · · · · · · · ·		
COUNTY OF Clark	SS.		
On the Ook day of September, 2021 personally appeared before me Marc Buckwalter 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.			
ARAXIE BAGHDADLIAN			
NOTARY PUBLIC STATE OF NEVADA			
My Commission Expires: 02/12/2022 Certificate No: 18-1852-1	NOTARY PUBLIC		

WITNESS the hand of grantor this 23 day of September, 2021

Bryce Buckwalter

STATE OF montana) :ss.
COUNTY OF Lake)

On the 23rd day of September, 2021 personally appeared before me Bryce Buckwalter 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.

LAURA KELLEY
NOTARY PUBLIC for the
State of Montana
Residing at Polson, Montana
My Commission Expires
Dacember 16, 2024

WITNESS the hand of grantor this ∂_{z}	day of September, 2021
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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 2/ 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 PŮBĽIC

BRIAN COLEMAN
Notary Public State of Utah
My Commission Expires on:
August 11, 2025
Comm. Number: 719120

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