

Vanguard Title Insurance Agency, LLC  
WHEN RECORDED RETURN TO:  
Cedar Corners Management, LLC  
947 S. 500 E #100  
AMERICAN FORK, UT 84003  
File No.: 39640-CK

### WARRANTY DEED

GRANTOR(S): Cedar Corners Management, LLC

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Prime 28, LLC

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of UTAH:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 587.06 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST ALONG SAID SECTION LINE A DISTANCE OF 1082.22 FEET; THENCE SOUTH 00°33'30" WEST 349.77 FEET TO THE POINT OF A 1850.50 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 337.43 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 336.96 FEET) TO THE POINT OF A 947.00 FEET RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 169.14 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 168.92 FEET); THENCE SOUTH 00°20'39" WEST 464.79 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°31'33" (CHORD BEARS SOUTH 23°44'19" WEST 15.80 FEET); THENCE NORTH 89°35'17" WEST 1126.93 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: 59-007-0001

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 4 day of Nov 2019.

MANAGER: CEDAR CORNERS MANAGEMENT, LLC

By:  .....

Heath Johnston, as Investment Trustee of

the Tristar Irrevocable Trust u/t/a dated  
February 13, 2009

By: *McKay Johnston*

McKay Johnston, as Investment Trustee of  
the Tristar Irrevocable Trust u/t/a dated  
February 13, 2009

By: *Shauna McKay*  
*Billings*

Shauna McKay, as Investment Trustee of  
the Tristar Irrevocable Trust u/t/a dated  
February 13, 2009

State of Utah                    }  
  }ss.

County of Utah                }

On this 4 day of November, 2019, personally appeared before me,  
Heath Johnston, McKay Johnston & Shauna Billings, who being duly sworn, did say that  
he/she/they is/are a Member (s) Manager (s) of Cedar Corners Management, LLC, a limited liability  
company, and that said instrument was signed in behalf of said company by authority of statute, its articles  
of organization or its operating agreement, and that the said company member/managers,  
acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

*Scott L. Powell*  
Notary Public

