

Mail Recorded Deed and Tax Notice To:  
Clearstone LLC, a Utah limited liability company  
630 S 1200 W  
Orem, UT 84058



File No.: 146103-CAP

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## WARRANTY DEED

Franklin Apartments LLC, a Utah limited liability company

**GRANTOR(S)** of Provo, State of Utah, hereby Conveys and Warrants to

Clearstone LLC, a Utah limited liability company

**GRANTEE(S)** of Orem, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 04-016-0020 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 5th day of August, 2021.

Franklin Apartments LLC, a Utah limited liability company

BY: [Signature]  
Robert Strain  
Member

BY: [Signature]  
Dallin Henrie  
Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 5th day of August, 2021, before me, personally appeared Robert Strain, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Franklin Apartments LLC, a Utah limited liability company.

[Signature]  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 5th day of August, 2021, before me, personally appeared Dallin Henrie, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Franklin Apartments LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Commencing at the Northwest corner of Block 17, Plat "A", Provo City Survey, thence East 199.730 feet, thence South 133.140 feet, thence East 100.730 feet, thence South 67.140 feet, thence West 118.960 feet, thence North 2.980 feet, thence South 89°49'0" West 46.500 feet, thence South 0°0'57" West 0.861 feet, thence South 89°49'0" West 135.000 feet, thence North 0°0'1" West 198.742 feet to the point of beginning.