

Mail Recorded Deed and Tax Notice To:
Fox Bros. Properties LLC, a Utah limited liability company
3052 N Snow Canyon Pkwy, #201
St. George, UT 84770



File No.: 162190-KWP

WARRANTY DEED

Carey Grant Smith, Julie Ann Smith Chamberlain, James Earl Smith and Laurie Jo Berry, Co-Trustees of The Grant B. Smith Trust dated July 26, 2004, as to a one-half (1/2) undivided interest and James Earl Smith, Trustee of The Rose Marie Smith Trust dated July 26, 2004, as to a one-half (1/2) undivided interest, as to Parcel 1 and GSF - Rental Properties, LLC, as to Parcels 2 and 3

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

Fox Bros. Properties LLC, a Utah limited liability company

GRANTEE(S) of St. George, 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

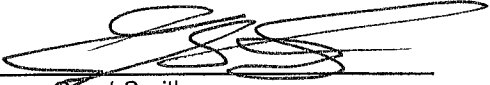
TAX ID NO.: 01-032-0005, 01-032-0007 and 01-032-0009 (for reference purposes only)


SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.


[Signature on following page]

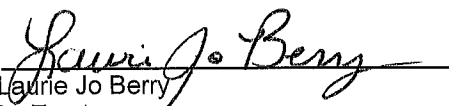
Dated this 12th day of September, 2022.

The Grant B. Smith Trust dated July 26, 2004

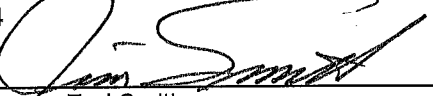
BY: 
Carey Grant Smith
Co-Trustee

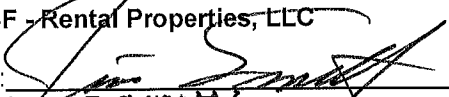
BY: 
Julie Ann Smith Chamberlain
Co-Trustee

BY: 
James Earl Smith
Co-Trustee

BY: 
Laurie Jo Berry
Co-Trustee

The Rose Marie Smith Trust dated July 26, 2004

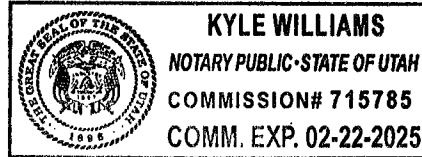
BY: 
James Earl Smith
Trustee

GSF - Rental Properties, LLC
BY: 
James ~~E. Smith~~ Earl Smith
Manager

STATE OF UTAH
COUNTY OF UTAH

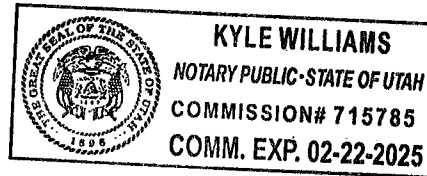
On this 12th day of September, 2022, before me, personally appeared **Carey Grant Smith**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Co-Trustee on behalf of **The Grant B. Smith Trust dated July 26, 2004.**

Notary Public
STATE OF UTAH
COUNTY OF UTAH



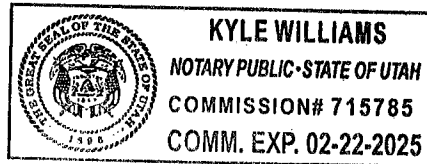
On this 12th day of September, 2022, before me, personally appeared **Julie Ann Smith Chamberlain**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Co-Trustee on behalf of **The Grant B. Smith Trust dated July 26, 2004.**

Notary Public
STATE OF UTAH
COUNTY OF UTAH



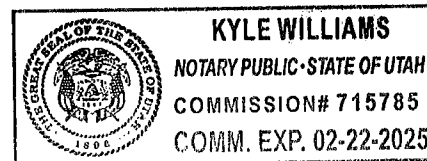
On this 12th day of September, 2022, before me, personally appeared **James Earl Smith**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Co-Trustee on behalf of **The Grant B. Smith Trust dated July 26, 2004.**

Notary Public
STATE OF UTAH
COUNTY OF UTAH



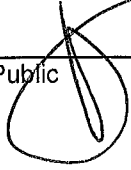
On this 12th day of September, 2022, before me, personally appeared **Laurie Jo Berry**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Co-Trustee on behalf of **The Grant B. Smith Trust dated July 26, 2004.**

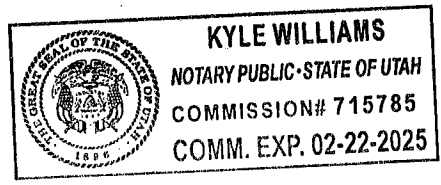
Notary Public
STATE OF UTAH
COUNTY OF UTAH



STATE OF UTAH
COUNTY OF UTAH


On this 12th day of September, 2022, before me, personally appeared **James Earl Smith**, 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 as Co-Trustee on behalf of **The Rose Marie Smith Trust dated July 26, 2004.**

Notary Public 



STATE OF UTAH
COUNTY OF UTAH

On this 12th day of September, 2022, before me, personally appeared **James Earl Smith**, 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 **GSF - Rental Properties, LLC.**

Notary Public 

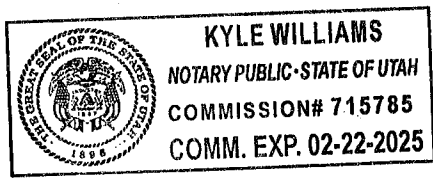


EXHIBIT A
Legal Description

PARCEL 1:

Commencing at the Northwest corner of Block 36, Plat A, Lehi City Survey; thence South 181.6 feet; thence East 191.8 feet; thence North 181.5 feet; thence West 188 feet to the beginning.

PARCEL 2:

Commencing at a point 70 feet North of the Southwest corner of Lot 4, Block 36, Plat A, Lehi City Survey; thence North along the West boundary line of said Lot 4, 110 feet, more or less, to the Northwest corner of said Lot 4; thence East along the North boundary line of said Lot 4, 110 feet; thence South 110 feet, more or less, to a point 70 feet North of the South boundary line of said Lot 4; thence West 110 feet to the beginning.

PARCEL 3:

Commencing at 100 feet West of the Southeast corner of Lot 4, Block 36, Plat A, Lehi City Survey; thence West 147.50 feet; thence North 70 feet; thence East 147.50 feet; thence South 70 feet to the beginning.