

When recorded mail to (Tax Mailing Address):

Grantee
1064 S. North County Blvd. #200
Pleasant Grove, Utah 84062-3436
MTC File No. 302361

ENT **104705 : 2022** PG 1 of 5
Andrea Allen
Utah County Recorder
2022 Sep 27 02:54 PM FEE 40.00 BY IP
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

RAI Corporation, a Utah Corporation as to an undivided 30%; Warren Bradshaw, Trustee of the WSB Trust 101 as to an undivided 15%; Connect Public Relations, Inc. Retirement Trust, FBO Michael Bradshaw as to an undivided 3%; SRG Investment, L.C. as to an undivided 20%; Chrysalis Company as to an undivided 32%, GRANTORS for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

LEP1, LLC, a Utah limited liability company

as GRANTEE(S), the following described real property situated in Utah County, State of Utah, to-wit:

Lot 2, RAI Subdivision Plat "A", according to the plat thereof as recorded in the office of the Utah County Recorder.

Tax Parcel No. 51-731-0002

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

In witness whereof, the grantors have executed this instrument this 23 day of September, 2022.

RAI Corporation, a Utah Corporation

Richard A. Rappaport
By: Richard A. Rappaport, Director

Helen Rappaport
Helen Rappaport, Director

WSB Trust 101, dated January 10, 2006

Warren Bradshaw, Trustee

Connect Public Relations, Inc. Retirement Trust FBO Michael Bradshaw

Michael Bradshaw, Trustee

SRG Investment, L.C.

Becky B. Taylor
By: Becky Taylor, Authorized Agent

Chrysalis Company

Joel Kester
By: Joel Kester, Manager


In witness whereof, the grantors have executed this instrument this 26th day of September, 2022.

RAI Corporation, a Utah Corporation

By: Richard A Rapport, Director

Helen Rappaport, Director

WSB Trust 101, dated January 10, 2006


Warren Bradshaw, Trustee

Connect Public Relations, Inc. Retirement Trust FBO Michael Bradshaw


Michael Bradshaw, Trustee

SRG Investment, L.C.

By: Becky Taylor, Authorized Agent

Chrysalis Company


By: Joel Kester, Manager

STATE OF UTAH)
 :SS
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 23 day of September, 2022 by Richard A Rappart and Helen Rappaport, Directors of RAI Corporation, a Utah Corporation, who duly acknowledged to me that it was executed by authority.

Notary Public

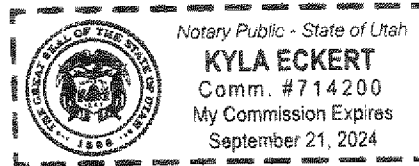


STATE OF UTAH)
 :SS
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 23rd day of September 2022 by, Warren Bradshaw, Trustee of the WSB Trust 101, dated January 10, 2006, who duly acknowledged to me that it was executed by authority.

K. Eckert

Notary Public



STATE OF UTAH)
 :SS
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 26th day of September 2022 by, Michael Bradshaw, Trustee of Connect Public Relations, Inc. Retirement Trust, FBO Michael Bradshaw, who duly acknowledged to me that it was executed by authority.

Kennalee Martin

Notary Public

