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 Z 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
By. Beeky Taylor, Admonized Agent
Chrysalis Company
By: Joel Kester, Manager

In witness whereof, the grantors h September, 2022.	nave executed this instrument this	day of
RAI Corporation, a Utah Corporation		
By: Richard A Rapport, Director	Helen Rappaport, Director	
WSB Trust 101, dated January 10, 2006	1	
Worksald The	ustre	
Warren Bradshaw, Trustee		
Connect Public Relations, Inc. Retirement	Trust FBO Michael Bradshaw	
SRG Investment, L.C.		
./		
By: Becky Taylor, Authorized Agent		
tana da sa		
Chrysalis Company		
- Next		
By: Joel Kester, Manager	•	

STATE OF UTAH	•	)				
COUNTY OF Utah		:ss )				
The foregoin September, 2022 by l a Utah Corporation, v	g instrument Richard A Rapp who duly acknow	ort and He	elen Rappapo	rt, Directors o	f RAI Corp	day of oration,
1/					yaz <u>ın bi</u> ayılı kazızan k	
Notary Public				SHARON KI HOTARY PUBLIC - ST. COMMISSION#	ATE OF UTAH	
STATE OF UTAH	)			COMM. EXP. 0	5-18-2025	
COUNTY OF Utah	:ss )		,			
The foregoing 2022 by, Warren Bra acknowledged to me		of the WS	B Trust 101, o	me this <u>25</u> <sup>rd</sup> dated January	_day of Se <sub>j</sub> 10, 2006, w	ptember ho duly
K. Eckert	-					I
Notary Public				NA KYLA E	- State of Utah CKERT	
STATE OF UTAH	) :ss			My Commis	714200 ssion Expires er 21, 2024	
COUNTY OF Utah	)		military and a second			
The foregoing	σ instrument wa	s acknowl	edged before	me this 7.6"	day of Se	otember

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_\_ 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.

Notary Public

KENNALEE MARTIN NOTARY PUBLIC-STATE OF UTAH COMMISSION# 726641 COMM. EXP. 09-12-2026

STATE OF UTAH	)
	:ss
COUNTY OF Utah	)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of September 2022 by Becky Taylor, Authorized Agent for SRG Investment, L.C., 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 <u>1640</u> day of September 2022 by Joel Kester, Manager of Chrysalis Company, who duly acknowledged to me that it was executed by authority.

Notary Public

KENNALEE MARTIN

NOTARY PUBLIC-STATE OF UTAH

COMMISSION# 726641

COMM. EXP. 09-12-2026