



ENT 10626:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Feb 22 1:14 pm FEE 40.00 BY TM
RECORDED FOR MARTIN, MELVIN

**Recording Requested by
and Return To:**

Randall Sparks
York Howell
10610 South Jordan Gateway, #200
South Jordan, UT 84095

Mail Tax Notices to:

Starwood Groupe LLC
182 West Stone Gate Lane
Provo, UT 84064

SPECIAL WARRANTY DEED

GRANTOR: Melvin Martin and Cathie Martin, husband and wife as joint tenants

CONVEYS AND WARRANTS TO

**GRANTEE: Starwood Groupe LLC, a Utah limited liability company whose address is:
182 West Stone Gate Lane, Provo, UT 84064**

as a gift for no consideration the following described tract of land in Utah County,
State of Utah: **Property Description Appears on the Attached Exhibit A**

Subject to City and/or County taxes and Assessments not delinquent; Easements, Rights of Way,
Covenants, Conditions and Restrictions, and Encumbrances now of record.

EXHIBIT A

Beginning at a point located South 00° 29'29" East along the section line 768.08 feet and East 1318.29 feet from the West quarter corner of Section 9, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 82° 19'59" East along the recorded monument or fenceline "called for" in Special Warranty Deed Entry No. 90642:1995 (Utah County Records), 77.00 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence South 03° 36'19" West along a fenceline (Boundary Line Agreement), 125.82 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence South 04° 11'32" West along a fenceline (Boundary Line Agreement), 50.21 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence North 51° 27'00" West along the Frontage Road North right of way line 88.93 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence North 02° 30'31" East along the recorded monument or fenceline "called for" in Special Warranty Deed Entry No 90642:1995 (Utah County Recorders) 110.06 feet to a pin set by Roger Dudley and checked by George B. Wilson to a point of beginning.

Parcel ID: 01-090-0098

Property Address: 301 East 750 North, Lehi, UT 84043