



ENT 107973:2021 PG 1 of 3  
Andrea Allen  
Utah County Recorder  
2021 Jun 14 11:50 AM FEE 40.00 BY SA  
RECORDED FOR Access Title Company  
ELECTRONICALLY RECORDED

File # 21-2813

# WARRANTY DEED

LKS AG, INC., Grantor(s) of American Fork, County of Utah, State of UT, hereby CONVEY and WARRANT to

Greenwood Creek, LLC

Grantee(s),

of 6143 South Willow Drive Suite 300 Greenwood Village. CO 80111

for the sum of \*\*\*TEN DOLLARS and other good and valuable consideration\*\*\*  
the following tract of land in Utah County, State of UT:

### SEE ATTACHED EXHIBIT A

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2021 and thereafter.

WITNESS the hand of said grantor, this 14th day of June, 2021

LKS AG, INC.

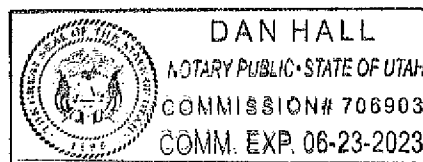
Lee Searle, Director

Craig Searle, Director

STATE OF UTAH )  
 ) :ss  
COUNTY OF Utah )

On the 14<sup>th</sup> day of June, 2021, personally appeared before me, Lee Searle and Craig Searle, who being duly sworn, did say that he is a Director of LKS AG, INC, a corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said Lee Searle and Craig Searle acknowledged to me that said corporation executed the same.

My Commission Expires: 06-23-2023

  
Notary Public  
Residing At: OR Smilt

**Exhibit "A"**  
**Property Description**

PARCEL 1:

COM N 0 DEG 45' 55" W 583.38 FT & W 1293.87 FT FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S 75 DEG 0' 15" E 290.01 FT; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: S 52 DEG 12' 0" W 30.64 FT, RADIUS = 25 FT); THENCE S 89 DEG 59' 10" W 186.5 FT; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: N 44 DEG 46' 5" W 35.51 FT, RADIUS = 25 FT); THENCE N 0 DEG 28' 41" E 8.09 FT; THENCE N 89 DEG 31' 4" W 45 FT; THENCE N 0 DEG 28' 56" E 60.19 FT TO BEGINNING.

TAX SERIAL NUMBER 12:056:0116

PARCEL 2:

COM N 460.7 FT & W 865.68 FT FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 66 DEG 23' 42" W 37.69 FT; THENCE N 75 DEG 0' 15" W 415.6 FT; THENCE S 1.23 FT; THENCE N 74 DEG 43' 0" W 266.1 FT; THENCE N 0 DEG 48' 0" E 310.15 FT; THENCE N 12 DEG 40' 0" W 836.79 FT; W 36.77 FT; THENCE N 1 DEG 35' 20" W 448.12 FT; THENCE S 78 DEG 7' 40" E 537.74 FT; THENCE S 0 DEG 10' 9" E 1073.51 FT; THENCE S 0 DEG 10' 9" E 47.84 FT; THENCE N 89 DEG 59' 38" E 173.75 FT; THENCE S 74 DEG 37' 20" E 228.72 FT; THENCE S 0 DEG 20' 21" W 473.43 FT TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER 12:056:0115

PARCEL 3

COM N 933.76 FT AND W 863.37 FT FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 74 DEG 37' 20" W 7.69 FT; THENCE N 0 DEG 58' 37" W 61.45 FT; THENCE N 88 DEG 4' 58" E 8.84 FT; THENCE S 0 DEG 20' 21" W 63.78 FT TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER 12:056:0064

PARCEL 4:

COM S 1725.44 FT AND W 835.26 FT FROM THE EAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 74 DEG 37' 20" W 222.37 FT; THENCE N 89 DEG 59' 38" E 140.08 FT; THENCE N 88 DEG 4' 58" E 73.32 FT; THENCE S 0 DEG 58' 37" E 61.45 FT TO THE POINT OF

BEGINNING.

TAX SERIAL NUMBER 12:056:0060

PARCEL 5:

BEGINNING AT A POINT WHICH IS NORTH 1140.22 FEET AND WEST 1628.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 12° 40' 00" W 654.49 FT; THENCE EAST 34.48 FT; THENCE S 12° 40' 00" E 654.49 FT; THENCE WEST 34.48 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER 12:056:0133

SUBJECT TOTHE FOLLOWING:

THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON MAY 3, 2000 AS ENTRY NUMBER 35043:2000 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON MARCH 28, 2006 AS ENTRY NUMBER 36874:2006 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED ON APRIL 5, 2007 AS ENTRY NUMBER 49736:2007 IN THE OFFICE OF THE UTAH COUNTY RECORDER.