

ENT 110057:2021 PG 1 of 5  
**Andrea Allen**  
**Utah County Recorder**  
2021 Jun 17 01:27 PM FEE 40.00 BY IP  
RECORDED FOR First American - Sun Peak  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
1750 Sun Peak Drive, Suite 150  
Park City, UT 84098  
(435)615-0404

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
SPRINGVILLE BUSINESS PARK, L.L.C.  
1201 Wilmington Ave, Ste 115  
Salt Lake City, UT 84111

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## **SPECIAL WARRANTY DEED**

Escrow No: **385-6136092 (wg)**  
A.P.N.: **23-026-0064; 23-029-0058; 23-029-0061; 23-029-0064; 23-029-0055**

**Gregory P. Miner who is also known as Greg Miner and Pamela Elmer, and Gary Miner and Michael Miner, and Stacy Pratt**  
, Grantor, of **Park City, Summit** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Springville Business Park, L.L.C., a Utah limited liability company**, Grantee, of **Salt Lake City, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

### **PARCEL 1:**

**A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH:**

**BEGINNING AT A POINT 307.56 FEET NORTH 88°58'00" EAST ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE NORTH 88°58'00" EAST 642.30 FEET ALONG THE SECTION LINE TO THE WEST LINE OF THE OVERLAND INDUSTRIAL SUBDIVISION; THENCE NORTH 0°14'35" EAST 262.17 FEET ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE DRAINAGE DISTRICT DEED; THENCE NORTH 89°25'31" WEST 639.67 FEET; THENCE SOUTH 0°45'00" WEST 280.20 FEET TO THE POINT OF BEGINNING.**

### **PARCEL 2:**

**A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH:**

**BEGINNING AT A POINT 1711.55 FEET SOUTH 88°58'00" WEST ALONG THE SECTION LINE; AND 1787.73 FEET SOUTH 0°14'35" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 31 SAID POINT OF BEGINNING IS ALSO LOCATED 949.86 FEET NORTH 88°58'00" EAST ALONG THE SECTION LINE; AND 1787.73 FEET SOUTH 0°14'35" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE SOUTH 0°14'35" WEST 651.15 FEET ALONG THE PROPOSED CENTER LINE OF 1750 WEST STREET TO A POINT 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF CENTER STREET; THENCE NORTH 89°35'05" WEST 643.38 FEET ALONG SAID LINE BEING PARALLEL TO AND 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF CENTER STREET; THENCE NORTH 0°14'35" EAST 661.67 FEET; THENCE SOUTH 88°38'54" EAST 643.50 FEET TO THE POINT OF BEGINNING.**

**PARCEL 3:**

**A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH:**

**BEGINNING AT A POINT 949.86 FEET NORTH 88°58'00" EAST ALONG THE SECTION LINE AND 1077.98 FEET SOUTH 0°14'35" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE SOUTH 89°07'00" EAST 335.97 FEET ALONG THE SOUTHERLY LINE OF SAID LARSEN PROPERTY AND SAID LINE PROJECTED TO THE WESTERLY LINE OF THE IM REAL ESTATE DEED; THENCE SOUTH 0°22'40" EAST 22.62 FEET TO THE SOUTHWESTERLY CORNER OF SAID IM REAL ESTATE DEED; THENCE SOUTH 89°40'00" EAST 306.36 FEET ALONG THE SOUTHERLY LINE OF SAID DEED; THENCE SOUTH 0°45'16" WEST 1335.99 FEET TO A POINT 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF CENTER STREET; THENCE NORTH 89°35'05" WEST 630.64 FEET ALONG A LINE PARALLEL TO AND BEING 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF CENTER STREET; THENCE NORTH 0°14'35" EAST 1360.90 FEET ALONG THE PROPOSED CENTER LINE OF 1750 WEST STREET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THAT PORTION OF LAND LYING NORTH OF AN AGREED BOUNDARY LINE, AS CONVEYED IN THAT BOUNDARY LINE AGREEMENT RECORDED FEBRUARY 24, 2021 AS ENTRY 34877:2021 OF OFFICIAL RECORD, SAID BOUNDARY BEING THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:**

**BEGINNING AT A POINT BEING SOUTH 88°58'09" WEST 1719.39 ALONG THE SECTION LINE AND SOUTH 432.46 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 87°30'00" EAST FOR A DISTANCE OF 327.65 FEET TO A POINT ON A LINE; THENCE SOUTH 00°51'00" WEST FOR A DISTANCE OF 19.50 FEET TO A POINT ON A LINE; THENCE SOUTH 87°30'00" EAST FOR A DISTANCE OF 8.09 FEET TO A POINT ON A LINE; THENCE SOUTH 00°22'40" EAST FOR A DISTANCE OF 384.24 FEET TO A POINT ON A LINE; THENCE SOUTH 89°56'51" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT ON A LINE; THENCE SOUTH 00°22'40" EAST FOR A DISTANCE OF 231.94 FEET TO A POINT ON A LINE; THENCE NORTH 89°07'10" W FOR A DISTANCE OF 22.95 FEET TO A POINT ON A LINE; THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 3.87 FEET TO A POINT ON A LINE; THENCE NORTH 89°40'00" WEST FOR A DISTANCE OF 299.02 FEET TO A POINT ON A LINE; THENCE NORTH 00°14'35" EAST A DISTANCE OF 652.10 FEET TO THE POINT OF BEGINNING.**

**PARCEL 4:**

**A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH:**

**BEGINNING AT A POINT ON THE WEST LINE OF OVERLAND INDUSTRIAL SUBDIVISION LOCATED 1711.55 FEET SOUTH 88°58'00" WEST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 31; SAID POINT OF BEGINNING IS ALSO LOCATED 949.86 FEET NORTH 88°58'00" EAST ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE SOUTH 0°14'35" EAST 432.80 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE LARSEN PROPERTY; THENCE NORTH 87°30'00" WEST 6.01 FEET ALONG SAID NORTH LINE TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTH 88°51'13" WEST 670.54 FEET; THENCE NORTH 0°30'00" EAST 406.96 FEET TO THE SECTION LINE; THENCE NORTH 88°58'00" EAST 674.81 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JULY 26, 2017 AS ENTRY NO. 71411:2017 OF OFFICIAL RECORDS AND RECORDED DECEMBER 05, 2017 AS 120468:2017 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT BEING SOUTH 88°58'09" WEST 1719.39 FEET ALONG THE SECTION LINE AND SOUTH 399.11 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; FROM THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF OVERLAND INDUSTRIAL AND SUBDIVISION THE FOLLOWING 2 CALLS, SOUTH 89°45'25" EAST FOR A DISTANCE OF 36.33 FEET TO A POINT ON A LINE; THENCE, NORTH 89°55'00" EAST FOR A DISTANCE OF 291.58 FEET TO A POINT ON A LINE; THENCE, SOUTH 00°51'00" WEST FOR A DISTANCE OF 47.92 FEET TO A POINT ON A LINE; THENCE, NORTH 87°30'00" WEST FOR A DISTANCE OF 327.65 FEET TO A POINT ON A LINE; THENCE NORTH 00°14'35" EAST A DISTANCE OF 33.35 FEET TO THE POINT OF BEGINNING.**

**PARCEL 5:**

**COMMENCING WEST 1051.32 FEET AND SOUTH 1119.07 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°08'57" EAST 1344.43 FEET; THENCE NORTH 87°51'00" WEST 43.29; THENCE NORTH 00°45'16" EAST 1343.26 FEET; THENCE SOUTH 89°07'00" EAST 22.08 FEET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THAT PORTION OF LAND LYING NORTH OF AN AGREED BOUNDARY LINE, AS CONVEYED IN THAT BOUNDARY LINE AGREEMENT RECORDED MAY 19, 1997 AS ENTRY NO. 38219, IN BOOK 4272 AT PAGE 874 OF OFFICIAL RECORD, SAID BOUNDARY BEING THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:**

**BEGINNING AT A POINT WHICH IS SOUTH 88°58' WEST ALONG SECTION LINE 396.22 FEET AND SOUTH 00°12'12" EAST 422.83 FEET AND NORTH 89°52'38" WEST 595.79 FEET AND SOUTH 13°19'38" WEST 18.04 FEET AND SOUTH 00°12'12" EAST 395.10 FEET FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°12'12" EAST 4.90 FEET; THENCE SOUTH 10°02'28" EAST 296.78 FEET; THENCE SOUTH 89°43'24" WEST 110.07 FEET; THENCE NORTH 00°24'05" WEST 0.46 FEET; THENCE NORTH 89°40' WEST 328.26 FEET; THENCE NORTH 00°22'40" WEST 312.27 FEET; THENCE SOUTH 87°30' EAST 388.995 FEET TO THE POINT OF BEGINNING.**

A.P.N.: **23-026-0064**

Special Warranty Deed - continued

File No.: **385-6136092 (wg)**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 14, 2021** .

DATED this 14<sup>th</sup> day of June, 2021

Gregory P. Miner  
Gregory P. Miner

Pamela Elmer  
Pamela Elmer

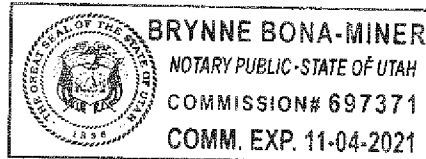
Gary Miner  
Gary Miner

Michael Miner  
Michael Miner

Stacy Pratt  
Stacy Pratt

On this 14 day of June, 2021, personally appeared before me Gregory P. Miner, Pamela Elmer, Gary Mine, Michael Miner, and Stacy Pratt, who, being first duly sworn and upon oath, and in full recognition of the penalty for perjury in the state of Utah, did acknowledge to me that he/she is trustee of the owner of the property identified above and that he is an authorized representative of the trust and that he/she signed the foregoing instrument on its behalf.

Notarization:



Brynne Bona-Miner  
Notary Public