

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Vess Pearson
9517 N. 6560 W.
Highland, UT 84003

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Pearson Family Real Estate, LLC, a Utah limited liability company ("**Grantor**"), hereby conveys and warrants against all claiming by, through, or under Grantor, but not otherwise, to Vessie August Pearson IV and Angela Kitchen Pearson, husband and wife as joint tenants, whose address is 9517 N. 6560 W., Highland, UT 84003, the following described real property located in Utah County, Utah:

Commencing North 89°48'00" East 7.9 feet from the Northwest corner of Section 11, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°48'00" East 120 feet; thence South 2°37'00" East 363 feet; thence South 89°48'00" West 120 feet; thence North 2°37'00" West 363 feet to the point of beginning.

Also, Commencing North 0°8'40" West 0.12 feet and North 89°51'20" East 127.9 feet from the Northwest corner of Section 11, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°48'00" East 36.2 feet, thence South 1°24'13" East 734.46 feet; thence South 89°53'00" West 140.07 feet; thence North 2°37'00" West 262.96 feet; thence North 89°51'19" East 1.26 feet; thence North 2°45'40" West 108.75 feet; thence North 89°48'00" East 119.01 feet; thence North 2°37'00" West 363 feet to the point of beginning.

Tax Parcel No.: 12:058:0108

TOGETHER WITH: (a) any buildings, structures and improvements of any kind associated with and located on the real property; (b) all rights-of-way, easements and privileges appurtenant to the real property; (c) all ingress and egress easements and agreements, and/or property rights associated with the real property; (d) all oil, gas, and minerals, and all water and water rights appurtenant to or used in connection with the real property and owned by Grantor; and (e) all other appurtenances, rights, and privileges benefiting, belonging or pertaining to the real property and owned by Grantor (collectively, the "**Property**").

SUBJECT TO: current taxes and other current applicable assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record; and any and all conditions, easements, encroachments, rights-of-way,

or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal.

Dated as of October 26, 2022.

[Signature Page Follows]

