

Mail Recorded Deed and Tax Notice To:
Prime 28, LLC
947 South 500 East, #100
American Fork, UT 84003

ENT 117347:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jun 30 03:48 PM FEE 40.00 BY JR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 130933-DMP

WARRANTY DEED

Cedar Corners Management, LLC

GRANTOR(S) of American Fork, State of Utah, hereby Conveys and Warrants to

Prime 28, LLC

GRANTEE(S) of American Fork, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 59-007-0095 and 59-007-0101 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 29 June, 2021.

Cedar Corners Management, LLC

By: The Tristar Irrevocable Trust

Its: Manager

BY: 

Heath Johnston
Investment Trustee

BY: 

McKay Johnston
Investment Trustee

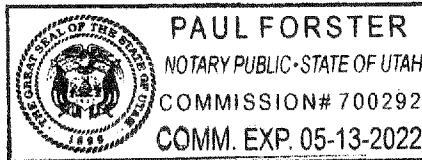
BY: 

Shauna Billings
Investment Trustee

STATE OF UTAH
COUNTY OF ^{Utah PR} SALT LAKE

On this 29 day of June, 2021 before me, personally appeared Heath Johnston who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Tristar Irrevocable Trust which entity is named as Manager to Cedar Corners Management, LLC.

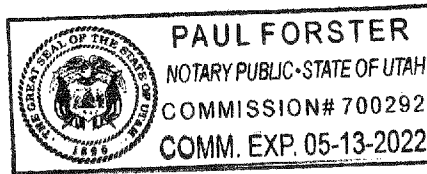

Notary Public



STATE OF UTAH
COUNTY OF ^{Utah PR} SALT LAKE

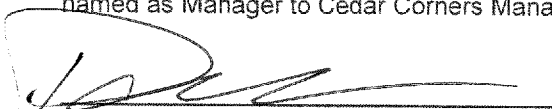
On this 29 day of June, 2021 before me, personally appeared McKay Johnston who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Tristar Irrevocable Trust which entity is named as Manager to Cedar Corners Management, LLC.


Notary Public



STATE OF UTAH
COUNTY OF ^{Utah PR} SALT LAKE

On this 29 day of June, 2021 before me, personally appeared Shauna Billings who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Tristar Irrevocable Trust which entity is named as Manager to Cedar Corners Management, LLC.


Notary Public

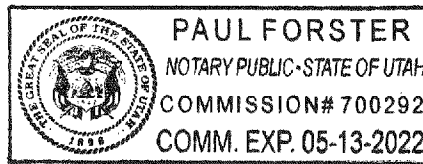


EXHIBIT A
Legal Description

Proposed SUNSET FLATS PHASE "A" PLAT 2, being more particularly described as follows:

Beginning at a point which is South 89°31'31" East along the Section line at a distance of 606.20 feet and South 1024.93 feet from the Northwest corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 88°24'21" East 554.37 feet; thence South 87°36'22" East 546.41 feet; thence North 87°21'54" East 53.07 feet; thence South 00°20'39" West 298.01 feet; thence Southeasterly 16.20 feet along the arc of a 20.00 foot radius tangent curve to the left (chord bears South 22°51'23" East 15.76 feet) to a point on the North right-of-way line of Bobby Wren Boulevard; thence along said right-of-way line North 89°35'17" West 1153.46 feet; thence Northwesterly 16.22 feet along the arc of a 20.00 foot radius non-tangent curve to the right (chord bears North 22°49'21" West 15.78 feet); thence North 00°24'42" East 294.66 feet to the point of beginning.