

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
PG450 LLC
190 N Pfeifferhorn Drive
Alpine, UT 84004

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

WARRANTY DEED

Escrow No. **320-6144691 (dma)**
A.P.N.: **14:055:0207**

Robert D. Smith Properties, L.C., Grantor, of **Lehi, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

PG450 LLC as to a **77.38%** interest and **Marvin R. Allen and Lori B. Allen**, as joint tenants, as to a **22.62%** interest, Grantee, of **Pleasant Grove, Utah** County, State of **Utah**, 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**:

COMMENCING SOUTH 1283.22 FEET AND WEST 1121.46 FEET FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°57' WEST 655.44 FEET; THENCE SOUTH 00°32' EAST 350.97 FEET; THENCE SOUTH 89°57' EAST 654.12 FEET; THENCE NORTH 00°19' WEST 350.97 FEET TO THE BEGINNING.

LESS AND EXCEPTING THERE FROM THAT PORTION OF THE LAND DISCLOSED CERTAIN WARRANTY DEED RECORDED AUGUST 06, 2018 ENTRY NO. 74021:2018 OF OFFICIAL RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°31'30" EAST 1609.94 FEET ALONG SECTION LINE AND WEST 3797.20 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTHWESTERLY 31.78 FEET ALONG THE ARC OF A 465.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 07°01'27" EAST AND THE CHORD BEARS SOUTH 81°01'03" WEST 31.78 FEET WITH A CENTRAL ANGLE OF 03°54'59"); THENCE SOUTH 79°03'34" WEST 92.62 FEET; THENCE SOUTH 32°44'38" WEST 16.58 FEET; THENCE NORTH 89°57'00" WEST 8.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH COUNTY BOULEVARD; THENCE NORTH 10°56'26" WEST 100.33 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID

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NORTH COUNTY BOULEVARD; THENCE SOUTH 55°56'26" EAST 28.28 FEET; THENCE NORTH 79°03'34" EAST 92.62 FEET; THENCE NORTHEASTERLY 44.79 FEET ALONG THE ARC OF A 535.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 10°56'26" EAST AND THE CHORD BEARS NORTH 81°27'29" EAST 44.78 FEET WITH A CENTRAL ANGLE OF 04°07'49"); THENCE SOUTH 00°19'08" EAST 70.42 FEET TO THE POINT OF BEGINNING.

ALSO

BEGINNING AT A POINT BEING SOUTH 00°31'30" EAST 1609.94 FEET ALONG THE SECTION LINE AND WEST 3797.20 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°19'08" EAST 36.60 FEET; THENCE NORTH 89°57'00" WEST 131.50 FEET; THENCE NORTH 32°44'38" EAST 16.58 FEET; THENCE NORTH 79°03'34" EAST 92.62 FEET; THENCE EASTERLY 31.78 FEET ALONG THE ARC OF A 465.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 10°56'26" EAST AND THE CHORD BEARS NORTH 81°01'03" EAST 31.78 FEET WITH A CENTRAL ANGLE OF 03°54'59") TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THERE FROM THAT PORTION OF THE LAND DISCLOSED CERTAIN WARRANTY DEED RECORDED JUNE 04, 2008 ENTRY NO. 65491:2008 OF OFFICIAL RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 5 SOUT, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, FOR THE PURPOSE OF CONSTRUCTING 2000 WEST STREET CONNECTOR IN PLEASANT GROVE CITY, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 1,283.22 FEET SOUTH AND 1,121.46 FEET WEST AND 206.20 FEET NORTH 89°57'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 30. AT A POINT 56.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID 2000 WEST CONNECTOR ROAD, OPPOSITE APPROXIMATE ENGINEERS STATION 52+79.60; AND RUNNING THENCE SOUTH 10°56'26" EAST 357.51 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°57'00" WEST 114.09 FEET ALONG SAID SOUTHERLY BOUNDARY LINE; THENCE NORTH 10°56'26" WEST 357.51 FEET TO SAID NORTHERLY BOUNDARY LIEN; THENCE SOUTH 89°57'00" EAST 114.09 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

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Witness, the hand(s) of said Grantor(s), this January 28, 2022.

Robert D. Smith Properties, L.C.

By: Robert D. Smith
Name: Robert D. Smith
Title: Manager

STATE OF Utah)
County of Utah) ss.

On 1-28-22, before me, the undersigned Notary Public, personally appeared **Robert D. Smith as Manager of Robert D. Smith Properties, L.C.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11-1-23 David M. Acor
Notary Public

