

Union Title File: #9025 - ACCOM

MAIL TAX NOTICE TO:  
PIONEER POINT HOLDINGS, LLC  
125 EAST 300 NORTH  
LEHI, UTAH 84043

ENT 126093:2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Dec 20 12:44 PM FEE 40.00 BY MG  
RECORDED FOR Union Title  
ELECTRONICALLY RECORDED

**WARRANTY DEED  
(LLC Form)**

**PIONEER POINT HOLDINGS, LLC**, a Utah limited liability company organized and existing under the laws of the State of Utah, with its principal office at 125 East 300 North, Lehi, Utah 84043

Grantor(s),

hereby CONVEY(s) and WARRANT(s) to

**PIONEER POINT HOLDINGS, LLC, a Utah Limited Liability Company**

Grantee(s),

Of LEHI, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

BEGINNING AT A POINT LOCATED SOUTH 1298.38 FEET AND EAST 2654.29 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°54'16" EAST 917.33 FEET; THENCE SOUTH 30°56'19" EAST 308.52 FEET; THENCE SOUTH 44°45'00" EAST 782.96 FEET; THENCE NORTH 77°49'34" WEST 1221.29 FEET; THENCE NORTH 45°59'00" WEST 287.91 FEET; THENCE ALONG THE ARC OF A 1095.92 FOOT RADIUS CURVE TO THE RIGHT 391.12 FEET (CHORD BEARS NORTH 35°35'32" WEST 389.05 FEET; THENCE NORTH 00°10'24" EAST 48.23 FEET TO THE POINT OF BEGINNING.

AREA = 653,401 feet or 15.000 acres

**Tax Parcel: 58-005-0050 (for reference purposes only)**

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the managers and/or members of the Grantor at a lawful meeting duly held and attended by all necessary parties.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

**\*\* THE INTENT OF THIS WARRANTY DEED IS THE CLARIFY OWNERSHIP AND THE NEW LEGAL DESCRIPTION\*\***

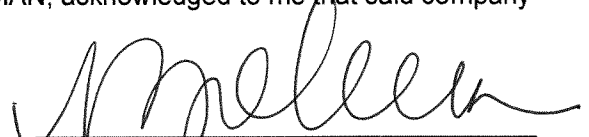
In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer(s) and/or agents this 14<sup>th</sup> day of December, 2022.

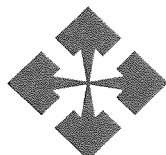
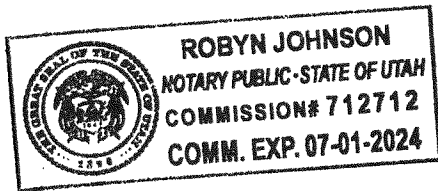
PIONEER POINT HOLDINGS, LLC

  
By: LISA E. HARDMAN  
Its: MANAGER

STATE OF UTAH                    )  
                                          :SS  
COUNTY OF UTAH            )

On the 14<sup>th</sup> day of December, 2022, personally appeared before me LISA E. HARDMAN, the signer of the within instrument, who being by me duly sworn did say, each for herself/himself, that the said LISA E. HARDMAN, is the member/manager and/or a duly-authorized officer of PIONEER POINT HOLDINGS, LLC, and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its managers and/or members and the said LISA E. HARDMAN, acknowledged to me that said company executed the same.

  
Notary Public



UNION TITLE  
INSURANCE AGENCY LLC  
272 WEST 200 NORTH STE 110 LONDON, UT 84043  
CITY TEL 801.899.2332 | FAX 801.899.2333