

**Recording Requested by
and Return To:**
Lee S. McCullough
Attorney
5255 N. Edgewood Drive, Suite 300 Provo, UT 84604

Mail Tax Notices to:
Melvin Martin
5255 N. Edgewood Drive, Suite 300 Provo, UT 84604

SPECIAL WARRANTY DEED

GRANTOR: Britani Martin Underwood, member of Starwood Groupe, LLC

CONVEYS AND WARRANTS TO

GRANTEE: Melvin Merrill Martin and Cathie Olson Martin, husband and wife as joint tenants, whose address is:

182 West Stone Gate Lane, Provo, UT 84064

as a gift for no consideration the following described tract of land in Utah County,
State of Utah: **Property Description Appears on the Attached Exhibit A**

Subject to City and/or County taxes and Assessments not delinquent; Easements, Rights of Way, Covenants, Conditions and Restrictions, and Encumbrances now of record.

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

SIGNED by the Grantor(s) on March 14, 2023

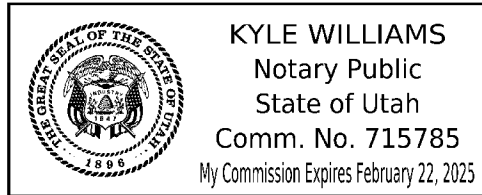
Signed with Stavvy:
Britani Martin Underwood
Britani Martin Underwood, Member

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me by Britani Martin Underwood this March 14, 2023. This act was performed via remote online audio-visual communication.

Signed with Stavvy:
Kyle Williams
Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A

Beginning at a point located South 00° 29'29" East along the section line 768.08 feet and East 1318.29 feet from the West quarter corner of Section 9, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 82° 19'59" East along the recorded monument or fenceline "called for" in Special Warranty Deed Entry No. 90642:1995 (Utah County Records), 77.00 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence South 03° 36'19" West along a fenceline (Boundary Line Agreement), 125.82 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence South 04° 11'32" West along a fenceline (Boundary Line Agreement), 50.21 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence North 51° 27'00" West along the Frontage Road North right of way line 88.93 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence North 02° 30'31" East along the recorded monument or fenceline "called for" in Special Warranty Deed Entry No 90642:1995 (Utah County Recorders) 110.06 feet to a pin set by Roger Dudley and checked by George B. Wilson to a point of beginning.

Parcel ID: 01-090-0098
Property Address: 301 East 750 North, Lehi, UT 84043