

Mail Recorded Deed and Tax Notice To:
The Fellas Chop Shop LLC, a Utah limited liability company
162 North Main Street
Spanish Fork, UT 84660



File No.: 133865-MAU

WARRANTY DEED

The Fellas Chop Shop LLC, a Utah limited liability company

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

Reber Properties LLC, a Utah limited liability company

GRANTEE(S) of Nephi, 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.: 07-053-0025 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 14th day of October, 2020.

The Fellas Chop Shop LLC, a Utah limited liability company

BY: Mersadies L Reber
Mersadies L Reber
Manager

STATE OF UTAH

COUNTY OF UTAH

On the 14th day of October, 2020, personally appeared before me Mersadies L Reber, who acknowledged themselves to be the Manager of The Fellas Chop Shop LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Jenny L Wilberg
Notary Public

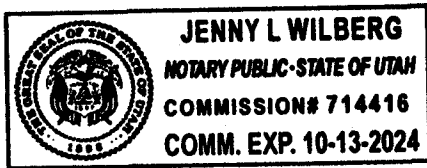


EXHIBIT A
Legal Description

Parcel 1 :

Commencing South 131 feet from the Northwest corner of Block 53, Plat A, SPANISH FORK CITY SURVEY; South 23.4 feet; East 297 feet; North 55.4 feet; West 11 feet; South 2 feet; West 88 feet; South 10 feet; West 90 feet; South 20 feet; West 108 feet to beginning.

Parcel 1A :

Together with a right-of-way over and across the following described tract of land, set forth in Warranty Deed recorded November 17, 1934, in Book 414, at Page 303, to wit :

Commencing 111 feet South and 178 East of the Northwest corner of lot 3, in Block 53, Plat "A", Spanish Fork City of building lots in Utah County, Utah; thence East 20 feet; thence North 111 feet; thence West 20 feet; thence South 111 feet to the place of beginning.

Tax ID No. 07-053-0025