

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On January 18, 2023, personally appeared before me, Nathan Heaps, Manager, Kanagawa Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Michele H. Rowell
NOTARY PUBLIC
Residing At: 13079 S. Roylance Dr., Draper, UT 84020

EXHIBIT A

COMMENCING AT THE CENTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 42'21" EAST ALONG ONE QUARTER SECTION LINE 733.10 FEET TO THE NORTHWESTERLY POINT OF ALPINE ESTATES SUBDIVISION PLAT "A"; THENCE SOUTH 49 DEGREES 19'25" WEST ALONG SAID SUBDIVISION 412.63 FEET; THENCE NORTH 57 DEGREES 48'26" WEST 88.14 FEET; THENCE SOUTH 89 DEGREES 42'21" WEST 344.44 FEET; THENCE NORTH 61 DEGREES 39'34" WEST 92.54 FEET; THENCE NORTH 28 DEGREES 20'27" EAST 169.48 FEET; THENCE NORTH 0 DEGREES 17'39" WEST 26.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM A PORTION DEEDED TO ALPINE CITY IN QUIT CLAIM DEED RECORDED AS ENTRY NO. 127582:2005 DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 41'52" EAST 31.76 FEET; THENCE SOUTH 28 DEGREES 19'58" WEST 208.33 FEET; THENCE NORTH 61 DEGREES 40'03" WEST 15.0 FEET; THENCE NORTH 28 DEGREES 19'58" EAST 169.5 FEET; THENCE NORTH 0 DEGREES 18'06" WEST 26.89 FEET TO THE POINT OF BEGINNING.

WHEN RECORDED, MAIL TO:
L. S. McCULLOUGH, II, ESQ.
THE McCULLOUGH GROUP
405 SOUTH MAIN, SUITE 800
SALT LAKE CITY, UTAH 84111

GRANTEE'S ADDRESS:
5513 W. 11000 N. #301
HIGHLAND, UTAH 84003

Space above for County Recorder's use

Parcel #34:042:0070

SPECIAL WARRANTY DEED


KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **ONSEN DEVELOPMENT, INC.**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah:**


**PART OF LOT 28, PLAT A, ALPINE ESTATES SUBDIVISION
DESCRIBED AS FOLLOWS:**

COMMENCING AT A POINT LOCATED NORTH 54°00'00" WEST 219.11 FEET FROM THE SOUTH WEST CORNER OF LOT 28, PLAT "A" ALPINE ESTATES SUBDIVISION, ALPINE, UTAH; THENCE NORTH 54°00'00" WEST 177.50 FEET; THENCE NORTH 49°19'25" EAST 269.05 FEET; THENCE ALONG THE WESTERLY BANK OF A CREEK AS FOLLOWS: SOUTH 21°18'36" EAST 47.46 FEET, SOUTH 25°15'05" EAST 31.03 FEET, SOUTH 02°17'31" WEST 12.70 FEET; THENCE SOUTH 23°17'43" WEST 76.73 FEET, SOUTH 11°09'26" WEST 54.71 FEET, SOUTH 35°02'04" WEST 85.99 FEET TO THE POINT OF BEGINNING.

WITNESS, the hand of said grantor on January 18, 2023.

KANAGAWA CAPITAL LLC

By: 
Joshua G. James
Its: Manager

By: 
Nathan Heaps
Its: Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

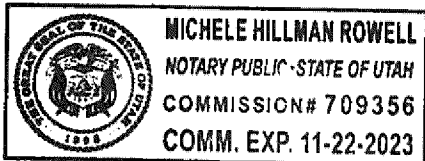
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Parcel # 11:045:0283

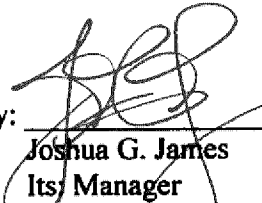
SPECIAL WARRANTY DEED

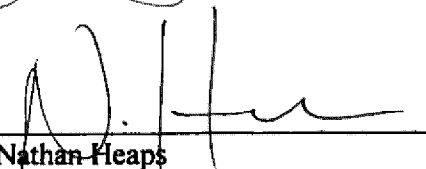
KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **ONSEN DEVELOPMENT, INC.**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah:**

BEGINNING AT A POINT LOCATED SOUTH 00°47'40" WEST ALONG THE SECTION LINE 2144.19 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 78°35'03" EAST 549.57 FEET; THENCE SOUTH 00°47'43" WEST 206.13 FEET; THENCE NORTH 77°57'53" EAST 193.57 FEET; THENCE SOUTH 00°47'43" WEST 157.48 FEET; THENCE SOUTH 77°57'53" WEST 744.46 FEET TO THE SAID QUARTER SECTION LINE; THENCE NORTH 00°47'40" EAST ALONG SAID QUARTER SECTION LINE 369.71 FEET TO THE POINT OF BEGINNING.

WITNESS, the hand of said grantor on January 18, 2023.

KANAGAWA CAPITAL LLC

By: 
Joshua G. James
Its/ Manager

By: 
Nathan Heaps
Its/ Manager

STATE OF UTAH)
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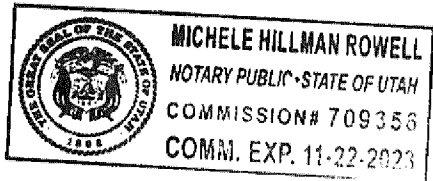
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GRANTEE'S ADDRESS:
5513 W. 11000 N. #301
HIGHLAND, UTAH 84003

Space above for County Recorder's use

Parcel #11:045:0285

SPECIAL WARRANTY DEED

KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby **CONVEYS** and **WARRANTS** against all claiming by, through or under it, to **ONSEN DEVELOPMENT, INC.**, grantee, of Utah County, State of Utah, for the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

BEGINNING AT A POINT LOCATED NORTH 89°14'13" EAST ALONG THE SECTION LINE A DISTANCE OF 698.51 FEET AND SOUTH A DISTANCE OF 1981.93 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;


THENCE SOUTH 0°47'41" WEST ALONG THE WESTERLY BOUNDARY OF ALPINE COVE PLAT "E" AMENDED 224.50 FEET; THENCE SOUTH 77°57'41" WEST 194.44 FEET; THENCE NORTH 0°47'21" EAST 207.78 FEET; THENCE NORTH 78°34'51" EAST 53.42 FEET; THENCE NORTH 71°18'51" EAST 145.73 FEET TO THE POINT OF BEGINNING.


CONTAINING 40,487 SQUARE FEET OR 0.9295 ACRES, MORE OR LESS.

BASIS OF BEARING = NORTH 89°41'13" EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

WITNESS, the hand of said grantor on January 18, 2023.

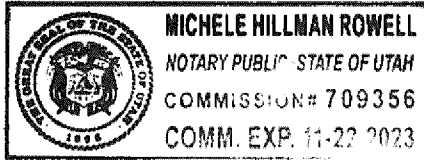
KANAWAGA CAPITAL LLC

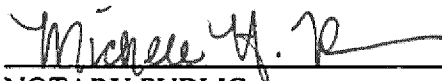
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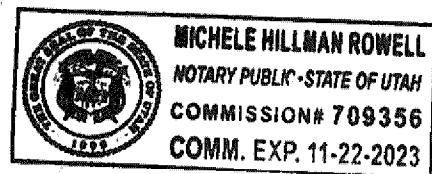
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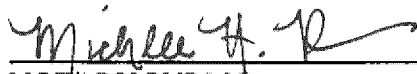



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Parcel #11:045:0286

SPECIAL WARRANTY DEED

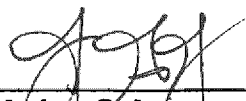
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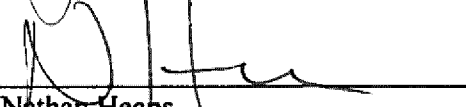
BEGINNING AT A POINT LOCATED SOUTH 00°47'40" WEST ALONG THE SECTION LINE 2513.90 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 77°57'53" EAST 744.45 FEET; THENCE SOUTH 00°47'43" WEST 301.42 FEET; THENCE SOUTH 89°41'52" WEST 726.00 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 00°47'40" EAST 150.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS RIGHTS OF WAY AND RESERVATIONS APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND TAXES FOR THE YEAR 2021 AND EACH YEAR THEREAFTER.

WITNESS, the hand of said grantor on January 18, 2023.

KANAGAWA CAPITAL LLC

By: 
Joshua G. James
Its: Manager

By: 
Nathan Heaps
Its: Manager

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