

MAIL TAX NOTICE TO:
Double A Development, LLC, a Utah limited liability company
95 West 200 North, Suite 2
Spanish Fork, UT 84660

WARRANTY DEED

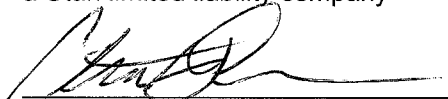
Double A Partners, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEYS AND WARRANTS to Double A Development, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tracts of land in Utah County, State of Utah described as follows:

See Attached Exhibit "A" for Legal Description

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

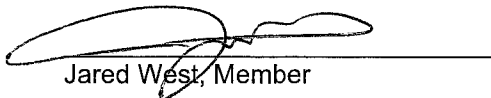
WITNESS, the hand of said grantor this 7th day of February, 2022.

Double A Partners, LLC,
a Utah limited liability company



Clint Garner, Member

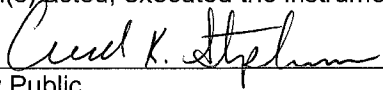
Jacob Pete Mittanck, Member

Scott Peterson, Member

Jared West, Member

State of Utah
County of Utah

On this 7th day of February, 2022, personally appeared before me, the undersigned Notary Public, Clint Garner, Jacob Pete Mittanck, Scott Peterson and Jared West, Members of Double A Partners, LLC, a Utah limited liability company, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.



Notary Public

My commission expires: November 24, 2022

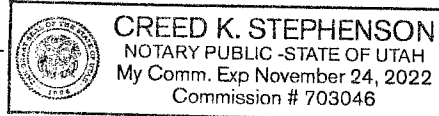


EXHIBIT "A" LEGAL DESCRIPTION

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

Parcel 1:

Commencing South 908.36 feet and East 492.35 feet from the Northeast corner of Section 16, Township 9 South, Range 2 East, SLB&M; and running thence South 89°20'2" East 27.63 feet; thence South 0°27'30" West 328.83 feet; thence South 89°0'0" East 647.64 feet; thence South 89°0'0" East 39.83 feet; thence North 1°5'55" East 333.02 feet; thence North 89°23'6" West 38.95 feet; thence North 1°15'0" East 2.9 feet; thence North 89°0'0" West 679.82 feet; thence South 1°15'0" West 7 feet to the point of beginning.

Tax ID No. Tax ID No. 30-050-0074

Parcel 2:

Beginning at a point North 89°31'36" East along the North section line 1224.63 feet and South 00°46'15" West 607.22 feet from the Northwest corner of Section 15, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 00°46'15" West along an existing wire fence line 321.42 feet to an existing wire fence line; thence North 89°13'45" West along said wire fence line 41.99 feet; thence North 01°15'00" East 2.46 feet to the Southeast corner of the Johnson Property as contained in that certain Quit Claim Deed recorded December 16, 2009 with Entry No. 128732:2009; thence North 88 3/4° West 10.28 chains (North 88°45' West 678.48 feet); thence North 1 1/4° East 4.87 chains (North 01°15' East 321.42 feet); thence South 88 3/4° East 10.28 chains (South 88°45' East 678.48 feet; thence South 1 1/4° West 2.45 feet (South 01°15' West) to an existing wire fence; thence South 89°13'45" East along said existing wire fence 39.30 feet to the point of beginning.

Less and Excepting:

Beginning at a point that is North 89 deg. 31'36" East 527.38 feet and South 00 deg. 27'30" West along the centerline of 2300 West Street 584.17 feet and North 88 deg. 45'00" West 10.73 feet from the Northwest corner of Section 15, Township 9 South, Range 2 East, Salt Lake Base & Meridian; and running thence South 00 deg. 40'01" West along the West edge of the asphalt road 321.44 feet; thence North 88 deg. 45'00" West 16.39 feet; thence North 01 deg. 15'00" East 321.42 feet; thence South 88 deg. 45'00" East 13.12 feet to the point of beginning.

Tax ID No. 30-050-0109

Parcel 3:

Beginning at a point located South 00°46'33" East along the Section line 1237.12 feet and East 500.26 feet from the Northwest corner of Section 15, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°00'00" East 647.62 feet; thence South 01°15'00" West 2.92 feet; thence South 89°11'10" East 39.86 feet; thence South 00°57'43" West 0.94 feet to an existing wire fence; thence along said wire fence and extensions there of the following two (2) courses: North 89°05'45" West 633.27 feet and South 89°57'20" West 54.15 feet; thence North 00°27'30" East 5.78 feet to the point of beginning.

Part of Tax ID No. 30-050-0058