

Mail Recorded Deed and Tax Notice To:  
Heritage Court Ventures, LLC  
257 North 100 East  
Provo, Utah 84606



File No.: 149109-KIP

## WARRANTY DEED

Briant A. Buckwalter Revocable Trust (dated July 31, 2007) with Briant A. Buckwalter as trustee, as to an undivided 51.906% interest and Robert J. Strain and Dallin A. Henrie, as to an undivided 48.094% interest

**GRANTOR(S)** of Provo, State of Utah, hereby Conveys and Warrants to

Heritage Court Ventures, LLC a Utah limited liability company

**GRANTEE(S)** of Provo, 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.:** 22-029-0018 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

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 21 September, 2021.

Briant A. Buckwalter Revocable Trust, as to an undivided 51.906% interest

BY: [Signature]  
Briant A. Buckwalter  
Trustee

As to an undivided 48.094% interest

[Signature]  
Robert J. Strain

[Signature]  
Dallin A. Henrie

STATE OF UTAH  
COUNTY OF UTAH

On this 21 day of September, 2021, before me, personally appeared Briant A. Buckwalter, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of Briant A. Buckwalter Revocable Trust (dated July 31, 2007) as to an undivided 51.906%.

[Signature]  
Notary Public



STATE OF UTAH  
COUNTY OF UTAH

On this 22 day of September, 2021, before me, personally appeared Dallin A. Henrie and Robert J. Strain as to an undivided ~~\*48.094%~~ interest, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same. \*48.094%

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Commencing at the Northwest corner of Lot 4, Block 2, Wasatch Gardens Subdivision, Provo, Utah, said point being South 1356.84 feet and West 1719.88 feet from the Northeast corner of Section 7, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 0°18' East along the West boundary line of Block 2 of said Subdivision 235.89 feet; thence West 355.33 feet to the back of a sidewalk on the Easterly side of a State Highway; thence North 28°30' West along the sidewalk 141.55 feet; thence North 89°42' East 100 feet; thence North 109.28 feet; thence North 89°42' East along the South boundary of 400 South Street, Provo, Utah, 321.63 feet to point of beginning.

LESS AND EXCEPTING that portion of land deeded to Provo City Corporation for street purposes.

ALSO LESS AND EXCEPTING that portion of land conveyed by that certain Boundary Line Agreement, recorded December 30, 1992, as Entry No. 71668, in Book 3065, at Page 91, of official records.