

Mail Recorded Deed and Tax Notice To:
Gardner-Plumb, L.C., a Utah limited liability company
201 S. Main St, Ste 2000
Salt Lake City, UT 84111

ENT 175502:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Oct 13 04:30 PM FEE 40.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 147968-CAF

SPECIAL WARRANTY DEED

Westerly Properties, LLC, a Delaware limited liability company

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Gardner-Plumb, L.C., a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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.: 41-840-0008 (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]

Dated this 12 day of October, 2021.

Westerly Properties, LLC, a Delaware limited liability company

BY: Lora Hardman
Lora Hardman
Manager

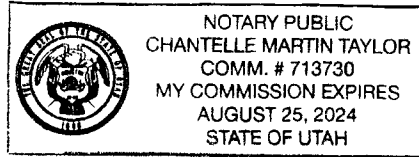
BY: Paul Hardman
Paul Hardman
Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 12th day of October, 2021, before me, personally appeared Lora Hardman, 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 on behalf of Westerly Properties, LLC, a Delaware limited liability company.

Chantelle Marie Taylor
Notary Public



STATE OF UTAH

COUNTY OF Salt Lake

On this 12th day of October, 2021, before me, personally appeared Paul Hardman, 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 on behalf of Westerly Properties, LLC, a Delaware limited liability company.

Chantelle Marie Taylor
Notary Public

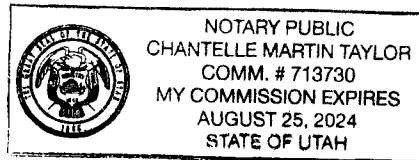


EXHIBIT A
Legal Description

Lot 8, HARDMAN LEHI SUBDIVISION, PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on October 26, 2016 as Entry No. 107107:2016.

LESS AND EXCEPTING THEREFROM said Lot 8 that certain parcel of land conveyed to Gardner-Plumb, L.C., a Utah limited liability company by Warranty Deed recorded January 6, 2016 as Entry No. 1034:2016 described as follows:

Commencing at a point located North 00°07'06" West 660 feet along the section line and West 27.23 feet from the Southeast corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West to the East bank of a irrigation ditch 1394.49 feet; thence North 27°45'12" East 94.41 feet; thence North 26°38'13" East 110.94 feet; thence along said irrigation ditch as follows: North 34°07'10" East 77.16 feet; thence North 29°53'29" East 33.75 feet; thence North 22°15'26" East 41.33 feet; thence North 14°01'27" East 81.45 feet; thence North 19°10'50" East 63.52 feet; thence North 13°11'02" East 76.50 feet; thence North 14°48'54" East 56.86 feet; thence North 19°42'33" East 104.04 feet; thence North 21°18'33" East 269.98 feet; thence North 48°49'17" East 225.18 feet; thence North 32°30'18" East 28.45 feet; thence East 127.56 feet; thence South 00°03'27" East 428.58 feet; thence South 89°19'48" East 704.76 feet; thence South 00°09'07" East 667.48 feet along a fence line on 10400 West street to the point of beginning.