



ENT 186141:2020 PG 1 of 4  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Nov 23 03:45 PM FEE 40.00 BY DA  
RECORDED FOR Provo Land Title Co.  
ELECTRONICALLY RECORDED

Prepared By Provo Land Title  
Company  
88613-20

After Recording Mail To:  
P.O. Box 50  
Hyde Park, UT 84318

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Partyland Inc. and On the Beach, LLC**

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),  
and other good and valuable consideration in hand paid by

**LOP Properties LLC, a Limited Liability Company**

GRANTEE(S), of P.O. Box 50 Hyde Park, UT 84318

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying  
in Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND  
MADE A PART HEREOF.

**TOGETHER WITH** all rights, privileges and appurtenances belonging or in anywise  
appertaining members and appurtenances to the Real Estate in anywise appertaining  
thereto, being subject, however, to easements, rights of way, restrictions, etc., of record  
or enforceable in law or equity.

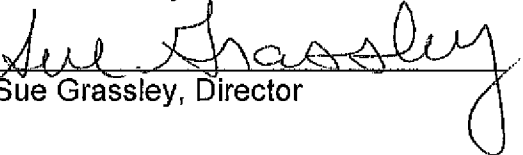
**Tax Serial No. 23-012-0106**

**Witness our hands on the 23rd day of November, 2020**

Grantor:

Partyland Inc., a Corporation

By:   
Tom Grassley, Director

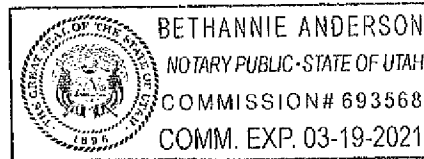
By:   
Sue Grassley, Director

STATE OF UTAH  
COUNTY OF UTAH

On this 23<sup>rd</sup> day of November, 2020 personally appeared before me Tom Grassley and Sue Grassley, whose identity was proved to me on the basis of satisfactory evidence and who by me affirmed, did say that they are Directors of Partyland Inc. and that said document was signed by them in behalf of said corporation by authority of its bylaws, and acknowledged to me that said corporation executed the same.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public



Grantor:

On the Beach, LLC, a Limited Liability Company

By: [Signature]  
Tom Grassley, Manager

By: [Signature]  
Sue Grassley, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 23rd day of November, 2020, before me Bethannie Anderson, a notary public, personally appeared Tom Grassley and Sue Grassley, Managers of On the Beach, LLC, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

[Signature]  
Notary Public



**EXHIBIT A**

Property 1:

PARCEL 1:

Beginning at the Southeast Corner of Lot 41, TAYLOR FARM ESTATES SUBDIVISION, PLAT "A", said point also being North 41.48 feet and East 1632.56 feet (Based on Utah State Coordinate System Bearings) from the Southwest Corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°08'40" West 135.51 feet; thence South 89°36'50" East along a fence line 73.70 feet; thence South 00°10'52" West along a fence line 132.68 feet; thence South 88°10'09" West 72.97 feet to the point of beginning.

LESS AND EXCEPTING therefrom those portions conveyed in that certain Boundary Line Agreement, recorded April 4, 2000, as Entry No. 26621:2000, of the Official Records.

PARCEL 2:

Beginning at a point in a fence intersection which point is North 176.70 feet and East 1703.26 feet (based on the Utah State Coordinate System, Central Zone, and data published by the Utah County Surveyor as of March 16, 1981) from the Southwest Corner of Section 28, Township 7 South, Range 3 East, Salt Base and Meridian, thence from said point of beginning, along said fence line North 89°30'00" West 70.62 feet to a fence line; thence along said fence line North 00°20'51" West 104.00 feet; thence leaving said fence line East 174.11 feet to a point on the westerly boundary of Main Street, Springville, Utah; thence along said westerly boundary South 00°16'50" East 105.00 feet; thence North 89°47'13" West 103.37 feet to the point of beginning.

PARCEL 3:

Commencing at a point on the West line of State Highway 12.80 chains West more or less and North 77 feet from the Southeast Corner of the Southwest Quarter of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence West 50 feet; thence North 6 feet; thence West 50 feet; thence North 80 feet; thence East 100 feet; thence South 86 feet to the point of beginning.

PARCEL 4:

Commencing North 169.12 feet and East 1705.9 feet from the Southwest Corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence East 6.42 feet; thence South 80.01 feet; thence East 50 feet, thence South 6 feet; thence East 45.13 feet; thence South 00°12'55" East 4.67 feet; thence South 88°08'34" West 52.7 feet; thence North 00°13'55" East 6 feet; thence North 89°46'15" West 49.19 feet; thence North 00°10'53" East 86.19 feet to the point of beginning.