

When recorded, mail to:  
JDT LEGAL, PLLC  
c/o Jeff Turner  
897 Baxter Dr.  
South Jordan, UT 84095

Send Tax Notice to:  
GRANTEE  
2430 E. Horizon Dr.  
Eagle Mountain, UT, 84005

ENT 193994:2020 PG 1 of 1  
Jeffery Smith  
Utah County Recorder  
2020 Dec 07 09:47 AM FEE 40.00 BY MG  
RECORDED FOR JDT Legal, PLLC  
ELECTRONICALLY RECORDED

### WARRANTY DEED

Grantors: Richard L. York and Patsy L. York, Trustees of the Richard and Patsy York Living Trust dated September 11, 2017, and any amendments thereto  
of: 783 W. 2400 N., Genola, UT 84655

hereby **CONVEY AND WARRANT** to

Grantee: TKW Holdings, LLC, a Utah limited liability company  
of: 2430 E. Horizon Dr., Eagle Mountain, UT 84005

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

the following described tract of land within UTAH County, State of UTAH, to wit:

COM N 89 DEG 47' 12" E 287.96 FT & S 0 DEG 47' 38" E 100 FT FR NW COR. SEC. 17, T9S, R1E, SLB&M.; N 89 DEG 47' 12" E 311.46 FT; S 11 DEG 3' 26" E 484.35 FT; S 23 DEG 36' 58" E 235.35 FT; S 25 DEG 26' 17" E 380.33 FT; S 26 DEG 23' 9" E 162.51 FT; W 1046.96 FT; N 1 DEG 2' 57" E 411.61 FT; N 89 DEG 47' 12" E 315.83 FT; N 0 DEG 47' 38" W 766.23 FT TO BEG. AREA 15.875 AC.

TAX SERIAL NUMBER: 29:016:0056

Together with all appurtenances there unto belonging.

This deed is hereby made expressly subject to all existing and recorded mortgages, restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

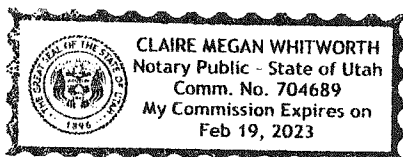
Witness, the hand of said grantor, this 4<sup>th</sup> day of December, 2020.

Richard L. York  
Richard L. York, Trustee, or his successors in interest, of the Richard and Patsy York Living Trust dated September 11, 2017

Patsy L. York  
Patsy L. York, Trustee, or her successors in interest, of the Richard and Patsy York Living Trust dated September 11, 2017

STATE OF UTAH )  
COUNTY OF Utah ) :ss

On the 4<sup>th</sup> day of December 2020, personally appeared before me, Claire M. Whitworth, a notary public, Richard L. York and Patsy L. York, the signers of the above instrument, who duly acknowledged and demonstrated to me that they had sufficient authority to sign in the capacities described above, and that they executed the same.



Claire M. Whitworth  
NOTARY PUBLIC