

Warranty Deed Page 1 of 4  
Gary Christensen Washington County Recorder  
02/01/2023 03:39:16 PM Fee \$40.00 By  
WOODLAND TITLE AND ESCROW INC

When recorded return and mail tax notices to:

Grantee: Berlinetta Development LLC  
2040 E. Murray Holladay Rd., Ste 108  
Holladay, UT 84117

H.3.1.33.1145

H.3.1.33.149

H.3.1.33.150

**WARRANTY DEED**

**Testarossa Investmenst, LLC, Grantor**

Of Sandy, UT, Salt Lake County, hereby conveys and Warrants to

**Berlinetta Development, LLC, Grantee**

Of Provo, UT, Utah County, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Hurricane, UT, Washington County, State of Utah to-wit:

Legal Description: See Exhibit "A"

\*Signatures on the next page

WITNESS, the hand of said Grantor, this 13 day of December 2022.

Andrew M. Kay  
Testarossa Investments, LLC  
By: Andrew Kay  
Its: Manager

State of Utah )  
  )ss  
County of Salt Lake )

On the 13 day of December, 2022, personally appeared before me Andrew Kay, Manger of Testarossa Investments, LLC, the signer of the within instrument, who duly acknowledged to me that they executed the same.

Renaef Safford  
Notary Public

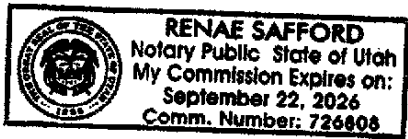


EXHIBIT A

Part of the Northeast Quarter of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, U.S. Survey, Described as Follows:

BEGINNING AT A POINT, SAID POINT S 88°58' 16" E 1554.36 Feet and S 01°01'44" W 503.41 Feet from the North Quarter Corner of Said Section 33; Thence S 0°31'45" W 401.92 Feet; Thence S 02°32'13" W 98.47 Feet to the Northerly Right of Way Line of 450 North Street: Thence N 87°27'47" W Along Said Northerly Right of Way Line 86.58 Feet; Thence Along a Tangent Curve Turning to the Right With a Radius of 28.00 Feet, an Arc Length of 43.00 Feet, a Delta Angle of 87°59'32" a Chord Bearing of N 43°28'01" W and a Chord Length of 38.90 Feet to the Easterly Right of Way Line of 1400 West Street; Thence N 00°31'45" E Along Said Easterly Right of Way Line, 285.01 Feet; Thence N 89°09'14" W Along the Extension of the Northerly Right of Way Line of 460 North Street, 241.34 Feet to the East Line of Lot 12 of Painted Sands Phase 1; Thence N 00°50'46" E Along Said East Line, 100.00 Feet; Thence S 89°09'14" E 41.31 Feet; Thence N 00°50'46" E 85.95 Feet; Thence S 88°58'16" E 316.02 Feet to the Point of Beginning.

Containing 99,216 Square Feet or 2.278 Acres More or Less.

Together With:

Tract 2

Part of the Northeast Quarter of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, U.S. Survey, Described as Follows:

Beginning at a Point on the Southerly Right of Way Line of 460 North Street said Point Being S 88°56'16" E 1224.37 Feet and S 01°01'44" W 734.41 Feet From the North Quarter Corner of Said Section 33; Thence S 89°09'14" E Along the Northerly Right of Way Line of 460 North Street, 150.11 Feet; Thence Along a Tangent Curve Turning to Right With a Radius of 20.00 Feet, an Arc Length of 31.31 Feet, a Delta Angle of 89°40'58", a Chord Bearing of S 44°18'44" E, and a Chord Length of 28.21 Feet to the Westerley Right of Way Line of 1400 West Street; Thence S 00°31'45" W Along Said Westerly Right of Way Line, 80.11 Feet; Thence N 89°09'14" W 170.00 Feet to the East Line of Lot 13 of Painted Sands Phase 1; Thence N 00°31'45" E Along Said East Line, 100.00 Feet to the Point of Beginning.

Containing 16,915 Square Feet or 0.388 Acres More or Less.

Together With:

Tract 3

Part of the Northeast Quarter of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian, U.S. Survey, Described as Follows:

Beginning at a Point, Said Point Being S 88°58'16"E 1321.81 Feet and S 01°01'44"W 951.99 Feet from the North Quarter Corner of Said Section 33; Thence S89°28'15"E, 74.46 Feet to the Westerly Right of Way Line of 1400 West Street; Thence S 00°31'45"W Along the Westerly Right of Way Line of 1400 West Street, 22.78 Feet; Thence Along a Tangent Curve Turning to the Left with a Radius of 73.00 Feet, an Arc Length of 104.06 Feet, a Delta Angle of 81°40'21" a Chord Bearing of S 40°18'25"E, and a Chord Length of 95.47 Feet; Thence S 01°03'36"W 102.81 Feet; Thence N 88°56'24"W 137.14 Feet; Thence N 00°52'43"E 196.55 Feet to the Point of Beginning.

Less and Except any tract of land contained in Painted Sands HOA.

Containing 21,838 Square Feet or 0.501 Acres More or Less.