

Mail Recorded Deed and Tax Notice To:
M&J Property Holdings, LLC
520 S. 850 E. Suite A2
Lehi, UT 84043

SPECIAL WARRANTY DEED

Keystone Construction, LLC, a Utah 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

M&J Property Holdings, LLC, a Utah limited liability company

GRANTEE(S) of American Fork, 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:

Lot T-351, ROCKWELL RANCH BLOCK 3 PHASE 2, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 51-676-0351 (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 12/29/2021.

Keystone Construction, LLC, a Utah limited liability company

BY: [Signature]
D. Grant Lefgren
Member

STATE OF UTAH

COUNTY OF UTAH

On 12/29/2021, before me, personally appeared D. Grant Lefgren, 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 Keystone Construction, LLC, a Utah limited liability company.

[Signature]
Notary Public

