

Mail Recorded Deed and Tax Notice To:  
Lakeside Land Partners, LLC, a Utah limited liability company  
7585 South Union Park Avenue, Suite 200  
Midvale, UT 84047



File No.: 120585-MCM

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## WARRANTY DEED

South Utah Valley Solid Waste District

**GRANTOR(S)** of Springville, State of Utah, hereby Conveys and Warrants to

Lakeside Land Partners, LLC, a Utah limited liability company

**GRANTEE(S)** of Midvale, 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.:** 23-027-0008, 23-027-0030, 21-096-0002 and 21-097-0024 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 7th day of February, 2022.

South Utah Valley Solid Waste District

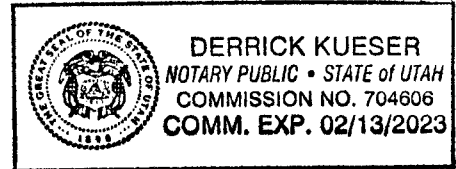
BY:   
Brandon Gordon  
Chairman of the Board

STATE OF UTAH

COUNTY OF UTAH

On this 7th day of February, 2022, before me, personally appeared Brandon Gordon, 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 South Utah Valley Solid Waste District.

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



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Commencing at the Northwest corner of the Southwest quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 6.10 chains; thence South 88 3/4° East 3.08 chains; thence North 20' East 10 chains; thence North 88 3/4° West 3.20 chains; thence South 3.90 chains to the place of beginning.

**PARCEL 2:**

Commencing North 2245.33 feet and East 187.67 feet from the Southwest corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°38'30" East 678.93 feet; thence South 89°08' East 329.42 feet; thence South 00°20' West 708.10 feet; thence North 84°05'36" West 332.36 feet; thence South 89°30' West 2.27 feet to the beginning.

**PARCEL 3:**

Commencing 34.34 chains North of the Southeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 9.24 chains; thence West 1.85 chains; thence South 9.24 chains; thence East 1.85 chains to the place of beginning.

**PARCEL 4:**

Commencing North 2247.35 feet and West 9.34 feet from the Southeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°25'00" West 112.77 feet; thence North 17.94 feet; thence East 112.61 feet; thence South 00°27'17" East 19.09 feet to the beginning.

Parcels 1 through 4, being described by survey as follows:

A parcel of land located in the NW1/4 & SW1/4 of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian and the NE1/4 & SE1/4 of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located on the easterly deed line as determined by Warranty Deed Entry No. 114747:2008, recorded October 22, 2008 in office of Utah County Recorder and 25 feet perpendicularly distant southerly from the center line of Center Street as determined by survey, said point being located N00°21'07"W 274.58 feet along the Section Line and N89°02'46"W 136.77 feet from the record location of the West Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being S00°21'29"E between the Witness Corner to the West Quarter and the Southwest Corner of said Section 31), said point also being located S89°32'19"W 136.70 feet from said Witness Corner to the West Quarter Corner; thence along said southerly line of Center Street S89°02'46"E 679.00 feet to the northerly extension of an existing fence; thence along said extension and existing fence line, more or less, S00°13'00"W 710.38 feet to an existing fence; thence along said fence line, more or less, the following two (2) courses: (1) N89°02'46"W 23.38 feet; (2) thence N82°54'24"W 310.26 feet to the Northeast deed corner as determined by Warranty Deed Entry No. 760:1997, recorded January 6, 1997 in the office of the Utah County Recorder; thence along said deed N89°25'26"W 344.97 feet to the easterly deed line as determined by Warranty Deed Entry No. 114747:2008, recorded October 22, 2008 in the office of the Utah County Recorder; thence along said deed line North 679.51 feet to the point of beginning.