

Recording Requested by:  
First American Title Insurance Company  
578 South State Street  
Orem, UT 84058  
(801)224-8676

ENT 25292:2017 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2017 Mar 15 03:50 PM FEE 13.00 BY MG  
RECORDED FOR First American - Orem  
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:  
Candide Charitable Enterprise, LLC  
175 West Canyon Crest Rd #305  
Alpine, UT 84004

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

(CORPORATE FORM)

Escrow No. **320-5829239 (tm)**  
A.P.N.: **19-046-0111**

**SO Development, Inc.**, a corporation organized and existing under the laws of the State of Utah with its principal office at **Provo, Provo, UT 84604** of **Utah** County, State of **UT**, Grantor(s) hereby CONVEY(S) AND WARRANT(S) TO

**Candide Charitable Enterprise, LLC**, a **Utah limited liability company**, Grantee of **Alpine, UT**, for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in **Utah** County, State of **UT**:

**A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A BRASS CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°33'59" EAST A DISTANCE OF 398.50 FEET ALONG THE SECTION LINE; THENCE SOUTH 27.58 FEET TO THE POINT OF BEGINNING;**

**THENCE NORTH 89°24'28" EAST A DISTANCE OF 823.09 FEET; THENCE SOUTH 38°12'05" EAST A DISTANCE OF 564.08 FEET; THENCE SOUTH 89°24'23" WEST A DISTANCE OF 1138.80 FEET; THENCE NORTH 00°35'37" WEST A DISTANCE OF 110.19 FEET; THENCE SOUTH 89°24'23" WEST A DISTANCE OF 28.52 FEET; THENCE NORTH 00°35'37" WEST A DISTANCE OF 336.70 FEET TO THE REAL POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 15 day of **March, 2017**. A.D.

SO Development, Inc., a Utah corporation

By: [Signature]  
Name: Brooke B. Roney  
Title: President

STATE OF Utah )  
County of Utah )ss.

On 3/15/17, before me, the undersigned Notary Public, personally appeared **Brooke B. Roney, President of SO Development, Inc.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 1/15/21

[Signature]  
Notary Public

