

Mail Recorded Deed and Tax Notice To:  
Freemore, LLC, a Utah limited liability company  
1320 North 300 West  
Lehi, UT 84043



File No.: 152555-CAB

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## WARRANTY DEED

1320 North 300 West, LLC, a Utah limited liability company

**GRANTOR(S)** of Campbell, State of California, hereby Conveys and Warrants to

Freemore, LLC, a Utah limited liability company

**GRANTEE(S)** of Lehi, 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**

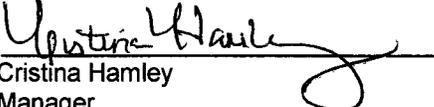
**TAX ID NO.:** 12-039-0043 (for reference purposes only)

**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 8th day of March, 2022.

1320 North 300 West, LLC, a Utah limited liability company

BY:   
Cristina Hamley  
Manager

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this 8th day of March, 2022, before me, personally appeared Cristina Hamley, 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 1320 North 300 West, LLC, a Utah limited liability company.

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

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Santa Clara }

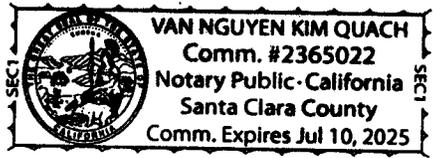
On 03/08/2022 before me, VAN NGUYEN KIM QUACH, Notary Public  
(Here insert name and title of the officer)

personally appeared Cristina Hamley  
who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
\_\_\_\_\_  
(Title or description of attached document)  
\_\_\_\_\_  
(Title or description of attached document continued)  
Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER  
 Individual (s)  
 Corporate Officer  
\_\_\_\_\_  
(Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
  - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
  - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
  - Print the name(s) of document signer(s) who personally appear at the time of notarization.
  - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
  - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
  - Signature of the notary public must match the signature on file with the office of the county clerk.
    - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
    - ❖ Indicate title or type of attached document, number of pages and date.
    - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
  - Securely attach this document to the signed document with a staple.

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

Commencing at a point located South 00°26'30" East along the Section line 1507.50 feet and West 613.11 feet from the Northeast corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 84°02'27" West along a fence line 155.74 feet; thence North 24°31'55" West 87.57 feet; thence North 88°51'30" West along a fence line 112.70 feet; thence North 01°06'30" West 127.41 feet; thence North 87°07'30" West 130.78 feet; thence North 01°18'20" West 3.01 feet; thence North 88°08'26" West 274.85 feet; thence North 02°45'26" West along 300 West Street 184.44 feet; thence North 01°25'26" West along said 300 West Street 247.48 feet; thence South 48°29'26" East along Interstate I-15 970.59 feet to the point of beginning

LESS AND EXCEPTING THEREFROM the following described parcel of land:

Beginning at a point on the East side of an existing access road, said point being 4690.38 feet East and 1170.89 feet North and South 84°02'27" West 154.80 feet from the West Quarter Corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 87°06'58" West 19.50 feet; thence along a curve to the right a radius of 40.00 feet and a distance of 24.80 feet, the chord of which bears South 10°57'36" West 24.41 feet; thence South 35°07'26" West 63.74 feet; thence along a curve to the left a radius of 270.00 feet a distance of 51.07 feet, the chord of which bears South 29°42'20" West 50.99 feet; thence North 81°31'08" West 37.21 feet; thence North 04°00'10" East 181.84 feet; thence North 18.50 feet; thence East 69.96 feet; thence South 25°34'51" East 93.09 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following described parcel of land:

Commencing North 1138.7 feet and West 625.7 feet from the East Quarter Corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; which point is on the West right-of-way line of the Utah State Road I-15; thence South 48°27'50" East 342.13 feet along said right-of-way; thence continuing along said right-of-way South 48°27'46" East 123.67 feet, more or less, to the North corner of the property of CAR-MEL Properties, L.C. as described in a Warranty Deed recorded October 10, 2002, as Entry No. 119879:2002; thence along the Northwesterly boundary of the CAR-MEL Properties, L.C. South 44°21'56" West 120.42 feet; thence South 14°52'24" West 127.38 feet; thence South 25°22'57" West 82.40 feet; thence South 08°22'04" West 34.07 feet, more or less, to the North line of the Union Pacific Railroad right-of-way; thence along said railroad right-of-way North 52°07'47" West 702.15 feet; thence North 04°10' East 65.4 feet; thence East 78.3 feet, more or less, to the Southwest corner of the land of La Rae Lindsay described in a Warranty Deed recorded March 22, 2004, as Entry No. 31610:2004; thence along the boundary line of the said Lindsay property South 81°31'08" East 37.21 feet; thence along a curve to the right having a radius of 270.00 feet a distance of 51.07 feet; the chord of which bears North 29°42'20" East 50.99 feet; thence North 35°07'26" East 63.74 feet; thence along a curve to the left having a radius of 40.00 feet a distance of 24.80 feet, the chord of which bears North 10°57'36" East 24.41 feet; thence North 87°06'58" East 19.50 feet; thence North 84°02'27" East 154.30 feet; thence South 60°24'38" East 3.92 feet, more or less, to the point of beginning.

ALSO:

Commencing North 1154.88 feet and East 4536.96 feet from the West 1/4 corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 25°35'50" West 89.73 feet; thence South 88°51'32" East 5.85 feet; thence South 24°31'55" East 88.39 feet; thence South 84°02'27" West 3.8 feet to the point of beginning.