MAIL TAX NOTICE TO Provo River Development, LLC P. O. Box 231 Lehi, UT 84043 ENT 3761:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 22 11:48 AM FEE 40.00 BY AC
RECORDED FOR Backman NTP
ELECTRONICALLY RECORDED

Warranty Deed

Forward Development Group, LLC

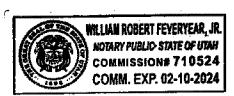
of Lehi, County of Utah, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Provo River Development, LLC, a Utah limited liability company

of Lehl, County of Utah, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Utah County, State of UTAH:

SER ATTACHED LEGAL DESCRIPTION.

SEE ATTACHED LEGAL DESCRIPTION.
Parcel No.: 21-022-0154 and 21-022-0155
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record
WITNESS, the hand(s) of said Grantor(s), this
Signed in the Presence of:
Witness:
Attest: Forward Development Group, LLC
Secretary By: Jason Bennett Its: Manager
STATE OF Utah) SS. County of 1/1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
The foregoing instrument was acknowledged before me this 19th day of January, 2024 By Jason Bennett the Manager of Forward Development Group, LLC
Notary Public My Commission Expires: 2/10/2124 Residing at: Ph.W



ACCOMMODATION: Backman Title Services makes no representation as to the condition of title and assumes no responsibility for validity, sufficiency or effect of this document on property.

LEGAL DESCRIPTION

Order No. 7-049982

Parcel 1:

Commencing South 132.12 feet and East 476.46 feet from the West Quarter corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 56°10'54" East 74.74 feet; thence East 22.38 feet; thence South 38°32'22" West 96.28 feet; thence South 0°13'19" West 777.93 feet; thence North 89°00'00" West 35.64 feet; thence North 1°00'00" East 547.14 feet; thence North 1°00'00" East 264 feet to the point of beginning.

Parcel No.: 21-022-0154

Parcel 2:

Commencing South 943.14 feet and East 475.22 feet from the West Quarter corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°00'00" East 39.06 feet; thence South 0°34'28" West 144.75 feet; thence North 80°11'11" West 25.69 feet; thence West 14.74 feet; thence North 0°59'41" East 141.07 feet to the point of beginning.

Parcel No: 21-022-0155

A Right of way appurtenant to Parcels 1 and 2, as disclosed by that certain Quit-Claim Deed recorded February 06, 1997 as Entry no. 9354 in Book 4186 at Page 657 of official records, more particularly described as follows:

Commencing 6 chains South and 7.20 chains East from the Northwest Corner of the Southwest Quarter of Section 3, Township 7 South, Range 2 East of the Salt Lake Base and Meridian; thence South 1°West 19.50 chains; thence East 1°South 15 Feet; thence North 1°East 19.50 chains; thence West 1°North 15 feet to the place of beginning.