



ENT 38793:2023 PG 1 of 4
Andrea Allen
Utah County Recorder
2023 Jun 15 11:46 AM FEE 40.00 BY AR
RECORDED FOR Old Republic Title (Pleasant Grove)
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:
Nichols Enterprises, L.L.C.
1005 N State Street
Orem, UT 84057
File Number: 2373059MG

WARRANTY DEED

(PARCEL 1): Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, LLC GRANTOR
(PARCEL 2): Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, L.L.C., a Utah limited liability

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Nichols Enterprises, L.L.C., GRANTEE

the following tract of land in Utah County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: 65-607-0001 and 66-313-0004

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 14TH day of June, 2023.

The purpose of this deed is to correct vesting*

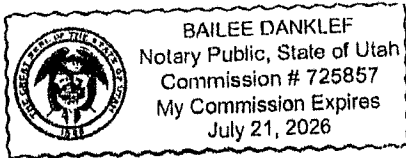
Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, LLC and Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, L.L.C., a Utah limited liability

Linda M Nichols
By: Linda Nichols, Manager
manager

STATE OF: UTAH

COUNTY OF: WASHINGTON

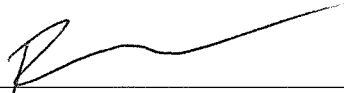
On this 14 day of June 2023, personally before me appeared Linda Nichols, who proven on the basis of satisfactory evidence is a Manager of Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, LLC and Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, L.L.C., a Utah limited liability and that said document was signed by her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

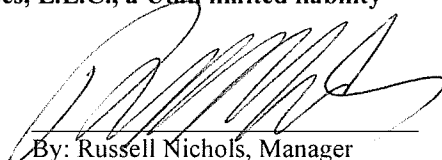



Bailee Danklef

Notary Public
Commission Expires: *July 21, 2026*

Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, LLC and Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, L.L.C., a Utah limited liability


By: Brian Nichols, Manager

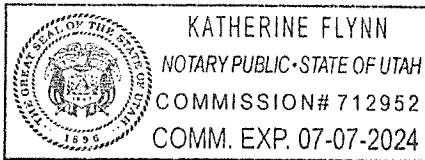

By: Russell Nichols, Manager


By: Daniel Nichols, Manager

STATE OF: UTAH

COUNTY OF: UTAH

On this 14th day of June 2023, personally before me appeared Brian Nichols, Daniel Nichols, and Russell Nichols, who proven on the basis of satisfactory evidence are Managers of Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, LLC. and Nichols Enterprises, L.L.C., who inadvertently took title as Nichols Enterprises, L.L.C., a Utah limited liability and that said document was signed by her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



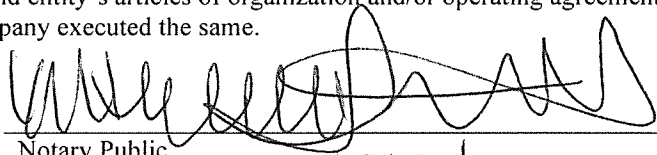

Notary Public
Commission Expires: 7/7/2024

EXHIBIT A

PARCEL 1: Lot 1, Plat "A", CASCADE COLLISION SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

PARCEL 2: Lot 1, Plat "D", State Street Properties, according to the plat thereof as recorded in the office of the Utah County Recorder.

Less and excepting the following real property: Commencing at a point which is North 251.65 feet and West 141.73 feet and North 62°40'01" East 3.910 feet from the Southeast corner of Section 7, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 28°16'00" East 2.062 feet; thence South 89°46'36" East 132.672 feet; thence North 89°00'00" West 133.668 feet to the point of beginning.

Also less and excepting the following real property: Beginning at a point on the North boundary of said entire tract, which point is 469.01 feet North 00°48'31" West along the section line and 235.15 feet South 89°11'29" West from the Southeast Corner of Section 7, Township 7 South, Range 3 East, Salt Lake Base and Meridian, which point is also 69.24 feet perpendicularly distant Easterly from the control line of said project, opposite approximate Engineer Station 57+05.39; thence South 30°04'28" East 6.22 feet; thence South 59°55'34" West 1.27 feet to a point of curvature; thence Southwesterly 14.77 feet along the arc of a 17.00 foot radius curve to the left, through a central angle of 49°46'50" the chord of which bears South 35°01'44" West 14.31 feet to a point of non-tangent curvature; thence Southeasterly 226.16 feet along the arc of a 30,055.00 foot radius curve to the right, through a central angle of 00°25'52", the chord of which bears South 29°46'55" East 226.16 feet to a point of non-tangency on the south boundary line of said entire tract; thence North 89°46'36" West 5.97 feet along said line to a point on the Easterly right-of-way of U.S. Highway 89; thence along said right-of-way the following two courses: (1) North 29°10'48" West 95.88 feet; (2) North 30°14'48" West 124.23 feet (the previous 2 courses are described as North 30°04'28" West 215.72 feet by plat of record) to a point of non-tangent curvature; thence Northeasterly 26.67 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 76°22'37", the chord of which bears North 21°43'10" East 24.73 feet to the point of beginning

The following is for informational purposes only:

Tax ID No. 65-607-0001

Tax ID No. 66-313-0004