

**WHEN RECORDED, MAIL TO:**  
L. S. McCULLOUGH, II, ESQ.  
THE McCULLOUGH GROUP  
405 SOUTH MAIN, SUITE 800  
SALT LAKE CITY, UTAH 84111

**GRANTEE'S ADDRESS:**  
5513 W. 11000 N. #301  
HIGHLAND, UTAH 84003

Space above for County Recorder's use

**Parcel #11:045:0286**

**SPECIAL WARRANTY DEED**

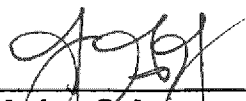
**KANAGAWA CAPITAL LLC**, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **ONSEN DEVELOPMENT, INC.**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

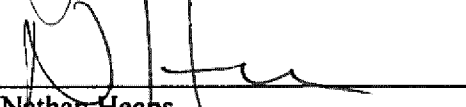
**BEGINNING AT A POINT LOCATED SOUTH 00°47'40" WEST ALONG THE SECTION LINE 2513.90 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 77°57'53" EAST 744.45 FEET; THENCE SOUTH 00°47'43" WEST 301.42 FEET; THENCE SOUTH 89°41'52" WEST 726.00 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 00°47'40" EAST 150.00 FEET TO THE POINT OF BEGINNING.**

**SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS RIGHTS OF WAY AND RESERVATIONS APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND TAXES FOR THE YEAR 2021 AND EACH YEAR THEREAFTER.**

WITNESS, the hand of said grantor on January 18, 2023.

**KANAGAWA CAPITAL LLC**

By:   
Joshua G. James  
Its: Manager

By:   
Nathan Heaps  
Its: Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On JANUARY 18, 2023, personally appeared before me, Joshua G. James, Manager, Kanagawa Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Michele H. Rowell  
NOTARY PUBLIC  
Residing At: 13079 S. Roylance Dr., Draper, UT 84020

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On JANUARY 18, 2023, personally appeared before me, Nathan Heaps, Manager, Kanagawa Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Michele H. Rowell  
NOTARY PUBLIC  
Residing At: 13079 S. Roylance Dr., Draper, UT 84020