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 ENT4248:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Jan 24 11:54 AM FEE 40.00 BY CS
RECORDED FOR The McCullough Group, LLC
ELECTRONICALLY RECORDED

Space above for County Recorder's use

Parcel # 11:045:0283

## 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 2144.19 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 78°35'03" EAST 549.57 FEET; THENCE SOUTH 00°47'43" WEST 206.13 FEET; THENCE NORTH 77°57'53" EAST 193.57 FEET; THENCE SOUTH 00°47'43" WEST 157.48 FEET; THENCE SOUTH 77°57'53" WEST 744.46 FEET TO THE SAID QUARTER SECTION LINE; THENCE NORTH 00°47'40" EAST ALONG SAID QUARTER SECTION LINE 369.71 FEET TO THE POINT OF BEGINNING.

WITNESS, the hand of said grantor on ANUMY 18

KANAGAWA CAPITAL LLC

By: Joshua G. James

Its Manager

Nathan Hea

Its: Manager \

ENT4248:2023 PG 2 of 2

STATE OF UTAH	)
COUNTY OF UTAH	: ss. )
On JANUAWY 18 Manager, Kanagawa Capital LLC, the to me that he executed the same.	, 2022, personally appeared before me, Joshua G. James, ne signer of the within instrument, who duly acknowledged
MICHELE HILLMAN ROWELL NOTARY PUBLIC STATE OF UTAH COMMISSION # 7 0 9 3 5 6 COMM. EXP. 11-22-2023	Michelle H. R. NOTARY PUBLIC Residing At: 13079 S. Roylance Dr., Drager, UT 84020
STATE OF UTAH	) : ss.
COUNTY OF UTAH	)
on January 18	, 2022, personally appeared before me, Nathan Heaps,

MICHELE HILLMAN ROWELL NOTARY PUBLIC+STATE OF UTAH COMMISSION# 709358 COMM. EXP. 11-22-2023

to me that he executed the same.

Manager, Kanagawa Capital LLC, the signer of the within instrument, who duly acknowledged

NOTARY PUBLIC Residing At: 13079 S. Raylance Dr., Drapor, UT 84020