

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 # 11:045:0283

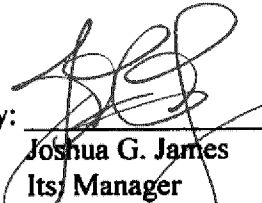
SPECIAL WARRANTY DEED

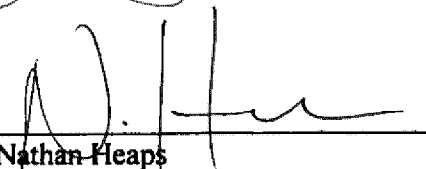
KANAGAWA CAPITAL LLC, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **ONSEN DEVELOPMENT, INC.**, grantee, of Utah County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, 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 January 18, 2023.

KANAGAWA CAPITAL LLC

By: 
Joshua G. James
Its Manager

By: 
Nathan Heaps
Its Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

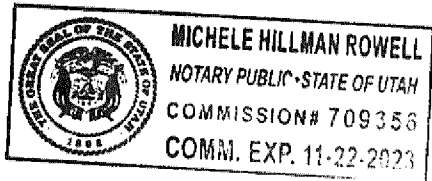
On January 18, 2022, personally appeared before me, Joshua G. James, Manager, Kanagawa Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



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

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On January 18, 2022, 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. R.
NOTARY PUBLIC
Residing At: 13079 S. Roylance Dr., Draper, UT 84020