

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 #11:045:0285

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 NORTH 89°14'13" EAST ALONG THE SECTION LINE A DISTANCE OF 698.51 FEET AND SOUTH A DISTANCE OF 1981.93 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 0°47'41" WEST ALONG THE WESTERLY BOUNDARY OF ALPINE COVE PLAT "E" AMENDED 224.50 FEET; THENCE SOUTH 77°57'41" WEST 194.44 FEET; THENCE NORTH 0°47'21" EAST 207.78 FEET; THENCE NORTH 78°34'51" EAST 53.42 FEET; THENCE NORTH 71°18'51" EAST 145.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,487 SQUARE FEET OR 0.9295 ACRES, MORE OR LESS.

BASIS OF BEARING = NORTH 89°41'13" EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER AND THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

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

KANAWAGA CAPITAL LLC

By: [Signature]
Joshua G. James
Its: Manager

By: [Signature]
Nathan Heaps
Its: Manager

STATE OF UTAH)
) : ss.
COUNTY OF UTAH)

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



[Signature]
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, Kanawaga Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



[Signature]
NOTARY PUBLIC
Residing At: 13079 S. Roylance Dr., Draper, UT 84020