

(609):23114WD  
FIDELITY TITLE  
FILE # 23114

ENT 50666:2014 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2014 Jul 22 2:24 pm FEE 21.00 BY EO  
RECORDED FOR FIDELITY LAND & TITLE

**W A R R A N T Y    D E E D**

GRANTOR:  
**A & A RENTALS, L.C.**, A UTAH LIMITED LIABILITY COMPANY.  
OF: 1797 NORTH 860 WEST, OREM, UTAH, 84057-8642

hereby **CONVEY and WARRANT** to:

GRANTEE:  
**DABIER PROPERTIES, LLC**, A UTAH LIMITED LIABILITY COMPANY  
OF: 223 WEST BULLDOG BOULEVARD #305, PROVO, UTAH, 84606

**FOR THE SUM OF TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION.**

the following described tract of land in **UTAH** County,  
State of Utah, to wit:

**SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT "A"  
WHICH BY THIS REFERENCE IS ATTACHED HERETO AND MADE A PART HEREOF**

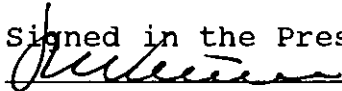
Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

SUBJECT TO THOSE MATTERS LISTED IN SCHEDULE "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**WITNESS**, THE HAND OF SAID MANAGER, FOR AND IN BEHALF OF  
**A & A RENTALS, L.C.**, A UTAH LIMITED LIABILITY COMPANY,  
THIS 22 JULY 2014.

Signed in the Presence of:

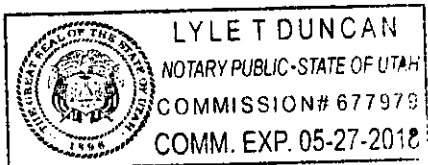


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MANAGER: **KIM A. ANDERSON**

STATE OF UTAH }  
COUNTY OF UTAH } ss

On the 22 JULY 2014, personally appeared before me **KIM A. ANDERSON, THE MANAGER OF A & A RENTALS, L.C., A UTAH LIMITED LIABILITY COMPANY**, the signer of the within instrument, who duly acknowledged to me that he executed the same, for and in behalf of said **A & A RENTALS, L.C.**



  
NOTARY PUBLIC

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1 (04:059:0021)

COMMENCING 70 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 64, PLAT "A", PROVO CITY SURVEY; THENCE WEST 29 FEET; THENCE SOUTH 127 FEET; THENCE EAST 29 FEET; THENCE NORTH 127 FEET TO THE BEGINNING.

ALSO, COMMENCING 70 FEET NORTH AND 70 FEET WEST OF THE SOUTHEAST CORNER OF LOT 8, BLOCK 64, PLAT "A", PROVO CITY SURVEY; THENCE EAST 10 INCHES MORE OR LESS; THENCE NORTH 58 FEET; THENCE WEST 10 INCHES; THENCE SOUTH 58 FEET TO THE BEGINNING.

## PARCEL 2 (04:059:0022)

COMMENCING 130 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 8, BLOCK 64, PLAT "A" PROVO CITY SURVEY; THENCE NORTH 3 FEET; THENCE EAST 29 FEET; THENCE SOUTH 3 FEET; THENCE WEST 29 FEET TO THE BEGINNING.

## PARCEL 3 (04:059:0023)

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 64, PLAT "A", PROVO CITY SURVEY; THENCE SOUTH 70 FEET; THENCE WEST 70 FEET; THENCE NORTH 70 FEET; THENCE EAST 70 FEET TO THE BEGINNING.

## PARCEL 4 (04:059:0024)

COMMENCING 70 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 64, PLAT "A", PROVO CITY SURVEY; THENCE SOUTH 59.58 FEET; THENCE WEST 69 FEET 2 INCHES; THENCE NORTH 59.58 FEET; THENCE EAST 69 FEET 2 INCHES TO THE BEGINNING.

## PARCEL 5 (04:059:0025)

COMMENCING 30 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8, BLOCK 64, PLAT "A", PROVO CITY SURVEY; THENCE NORTH 40 FEET; THENCE WEST 99 FEET; THENCE SOUTH 40 FEET; THENCE EAST 99 FEET TO THE BEGINNING.

## PARCEL 6 (04:059:0020)

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 64, PLAT "A", PROVO CITY SURVEY OF BUILDING LOTS; THENCE WEST 25 FEET; THENCE SOUTH 12 RODS, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 7; THENCE EAST 25 FEET; THENCE NORTH 12 RODS, MORE OR LESS, TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY 12 FEET WIDE, IN COMMON WITH OTHER, FOR THE PURPOSE OF INGRESS AND EGRESS, OVER AND ACROSS THE FOLLOWING:

COMMENCING AT A POINT 70 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8, BLOCK 64, PLAT "A", PROVO CITY SURVEY OF BUILDING LOTS; THENCE WEST 99 FEET, MORE OR LESS TO THE WEST LINE OF LOT 8; THENCE SOUTH 12 FEET; THENCE EAST 99 FEET, MORE OR LESS; THENCE NORTH 12 FEET TO THE PLACE OF BEGINNING.

SCHEDULE B

FILE NO. 23114

1. SUBJECT TO ANY AND ALL SPECIAL ASSESSMENTS LEVIED BY THE CITY OF PROVO, IF ANY.
2. SUBJECT TO ANY CLAIM, RIGHT, TITLE OR INTEREST TO WATER OR WATER RIGHTS WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
3. SUBJECT TO EASEMENTS AND RECITALS AS SHOWN ON THE OFFICIAL PLAT FILED IN THE OFFICE OF THE UTAH COUNTY RECORDER.
4. SUBJECT TO ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, SEWER, GAS OR WATER LINES, AND RIGHT OF WAY AND EASEMENTS THEREOF, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
5. A RIGHT OF WAY FOR INGRESS AND EGRESS AS CREATED BY THAT CERTAIN DEED OF RIGHT OF WAY RECORDED 1 JUNE 1911 AS ENTRY NO. 2417 IN BOOK 109 AT PAGE 319 OF THE OFFICIAL RECORDS. (AFFECTS PARCEL 5)
6. A RIGHT OF WAY FOR INGRESS AND EGRESS AS EVIDENCED BY THAT CERTAIN WARRANTY DEED RECORDED 2 DECEMBER 1936 AS ENTRY NO. 14894 IN BOOK 334 AT PAGE 120 OF THE OFFICIAL RECORDS. (AFFECTS PARCEL 5)
7. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR LINES OF TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED 17 AUGUST 1915 AS ENTRY NO. 4783 IN BOOK 98 AT PAGE 144 OF THE OFFICIAL RECORDS. (AFFECTS PARCEL 6)
8. A RIGHT OF WAY FOR FOOT AND VEHICULAR TRAVEL AND THE TERMS AND CONDITIONS AS CREATED BY THAT CERTAIN WARRANTY DEED RECORDED 18 APRIL 1963 AS ENTRY NO. 5146 IN BOOK 935 AT PAGE 656 OF THE OFFICIAL RECORDS. (AFFECTS PARCEL 2)
9. A RESOLUTION TO CREATE THE PROVO UTAH CENTRAL BUSINESS ECONOMIC DEVELOPMENT DISTRICT, RECORDED 20 MAY 2004 AS ENTRY NO. 57919:2004 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS)