

Andrea Allen
Utah County Recorder

2022 May 02 11:44 AM FEE 40.00 BY AR
RECORDED FOR Vanguard Title Insurance Agency, LLC - Orem
ELECTRONICALLY RECORDED

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Westside Land Holdings LLC, a Utah limited liability company
881 W State Street, Suite 140-204
Pleasant Grove, UT 84062
File No.: 73950-TJR

WARRANTY DEED

GRANTOR(S): **Prime Geo, LLC, a Utah limited liability company doing business as Provo Air Park LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Westside Land Holdings LLC, a Utah limited liability company**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of **UTAH**:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 29th day of April, 2022.

Prime Geo, LLC, a Utah limited liability company
doing business as Provo Air Park LLC

BY: [Signature]
Brad Jensen
Manager

State of Utah }
 }ss.
County of Utah }

On this 29th day of April, 2022, personally appeared before me, Brad Jensen, who being duly sworn, did say that he is a Manager of Prime Geo, LLC, a Utah limited liability company doing business as Provo Air Park LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that said Brad Jensen, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

[Signature]
Notary Public

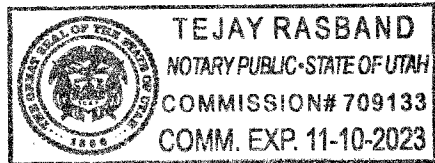


EXHIBIT "A"

Commencing at a fence corner having a power pole as a fence corner post and being on the South side of the West Center Street. Provo, Utah, as set forth in Boundary Line Agreement, recorded January 18, 1982 as Entry No. 1259 in Book 1959 at Page 833 of Official Records, by and between KBO Limited Partnership; The Sarah Y. Olsen Testamentary Trust, Richard K. Olsen, Diane O. Wall and Mary O. Warner, as Trustees; and Theodore Albert Halladay aka Ted A. Halladay; said fence corner is North 1085.41 feet and West 2174.48 feet from the Southeast corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence along the existing fence and said Boundary Line Agreement Entry No. 1259 South 6°20'43" West 5.22 feet to the True Point of Beginning; thence continuing along the said Boundary Line Agreement Entry No. 1259 the following 8 courses: 1) South 6°20'43" West 68.34 feet; 2) South 3°42'14" 40.61 feet; 3) thence South 0°47'00" East 105.38 feet; 4) South 5°42'30" West 72.41 feet; 5) thence South 21°12'12" West 30.86 feet; 6) thence South 43°23'48" West 74.41 feet; 7) thence South 57°13'09" West 219.62 feet; 8) thence South 8°08'26" West 20.89 feet to an existing East-West fence line, being on the South line of the third parcel described by Deeds recorded June 11, 1986 as Entry No.'s 18263, 18271, 18272, 18273 and 18274, in favor of KBO Limited Partnership as Grantee; thence Westerly along the said fence line 921.67 feet; more or less, (shown of record at times bearing due West, or bearing South 88°34'49" West) along the said South line and fence line and said Deeds in favor of KBO and partially along the North Line of property set forth by Boundary Line Agreement, recorded October 16, 2007 as Entry No. 148901:2007 of Official Records, more or less to the most Southerly point of that certain Boundary Line Agreement by and between Thomas Kirby Halladay and Kris Albert Halladay and KBO Limited Partnership, recorded October 15, 2008 as Entry No. 112756:2008 of Official Records; thence along said Boundary Line Agreement Entry No. 112756:2008 North 02°54'00" East 418.0 feet, more or less to an angle point of that certain Warranty Deed, in favor of Provo City Corporation, recorded April 9, 2009 as Entry No. 37634:2009 of Official Records; thence following said Warranty Deed Entry No. 37634:2009 the following 4 courses: 1) North 07°50'45" East 162.39 feet; 2) thence North 55°29'36" East 11.52 feet; 3) thence South 85°51'59" East 66.55 feet; 4) thence North 76°42'56" East 91.48 feet; thence continuing along said course and extended from said Warranty Deed Entry No. 37634:2009 North 76°42'56" East 27.34 feet to the Southerly boundary line of said Center Street; thence South 85°47'49" East 816.23 feet, more or less along the South line of roadway, a portion thereof set of record by that certain Quit Claim Deed in favor of Provo City Corporation, recorded January 25, 1982 as Entry No. 1960 in Book 1961 at Page 423 of Official Records; thence continuing along said Quit Claim Deed Entry No. 1960 an arc distance of 139.47 feet of a 1467 foot radius curve to the right (the chord bears South 83°04'24" East 139.42 feet) to the point of beginning.

Also Known by actual Survey as:

Beginning at a point which is North 1080.22 feet and West 2175.06 feet from the Southeast corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence along the existing fence the following 8 courses: 1) South 6°20'43" West 68.34 feet; 2) South 3°42'14" 40.61 feet; 3) thence South 0°47'00" East 105.38 feet; 4) South 5°42'30" West 72.41 feet; 5) thence South 21°12'12" West 30.86 feet; 6) thence South 43°23'48" West 74.41 feet; 7) thence South 57°13'09" West 219.62 feet; 8) thence South 8°08'26" West 20.89 feet; thence S 88°34'49" W 921.67 feet; thence N 2°54'00" E 418.00 feet; thence N 7°50'45" E 162.39 feet; thence N 55°29'36" E 11.52 feet; thence S 85°51'59" E 66.55 feet; thence N 76°42'56" E 91.48 feet; thence N 76°42'56" E 27.34 feet; thence S 85°47'49" E 820.35 feet to a point of curvature; thence along an arc 135.26 feet to the right, having a radius of 1467.00 feet, the chord of which bears S 83°09'20" E 135.21 feet to the POINT OF BEGINNING.

Tax Parcel No.: 21-026-0054