



After Recording Return To:
Mail Tax Notices To:
Mark Potter
7012 Rancho La Cima Drive,
Rancho Santa Fe, CA 92067

File Number: 24-20657-RLM
Parcel ID: 00-0020-3355, 00-0016-5311

Warranty Deed

Know All Men By These Presents that **PHTEXAS, LLC A Texas Limited Liability Company**, (henceforth referred to as "Grantor") of **Friendswood Texas**, for Ten Dollars (\$10.00) and Other Good and Valuable consideration paid, grant to **Mark Potter**, a married man (henceforth referred to as "Grantee") of **Rancho Santa Fe, CA 92067**, with
WARRANTY COVENANTS:

Parcel 1:

Commencing at a fence corner assumed to be the West 1/4 corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, thence North 00°28'04" West 1323.10 feet; thence East 2642.77 feet; thence South 1482.24 feet to the point of beginning; thence South 425.00 feet; thence West 525.00 feet; thence North 425.00 feet; thence East 525.00 feet to the true point of beginning.

Together with a right-of-way for a twelve-foot access road, running in a Southwesterly direction from the above-described parcel to provide ingress and egress from said parcel to State Highway 40.

Less and excepting beginning at a point which is East 2631.97 feet and South 158.28 feet from the West quarter corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence running South 262.93 feet to the centerline of Timpanogos Canal; thence along the centerline of said canal the following 7 courses; (1) North 27°31'00" West 14.12 feet; (2) thence along a 63.10 foot radius curve to the left 31.79 feet, chord bearing North 41°56'59" West; (3) thence North 56°22'57" West 51.03 feet; (4) thence along a 130.89 foot curve to the right 56.42 feet, chord bearing North 44°02'03" West; (5) thence North 31°41'08" West 60.09 feet; (6) thence along a 664.07 foot curve to the left 126.01 feet, chord bearing North 37°07'16" West; (7) thence North 42°33'26" West 9.57 feet; thence East 222.93 feet to the point of beginning.

Tax Parcel #: 00-0020-3355

Parcel 2:

Beginning at a point which is East 2631.97 feet and South 584.28 feet from the West quarter corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence running South 132.00 feet; thence West 525.00 feet; thence North 132.00 feet; thence East 525.00 feet to the point of beginning.

Tax Parcel #: 00-0016-5311

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this _____ day of April, 2024.

PHTexas, LLC, a Texas Limited Liability Company by Potter Handy LLP a California Limited Liability Partnership as Managing Member

By: [Signature]
Russell Handy, Partner of Potter Handy LLP

[Signature]
Mark Potter, Partner of Potter Handy LLP

STATE OF UTAH
COUNTY OF _____

On this ____ day of _____, 2024, before me _____, a notary public, personally appeared Russell Handy and Mark Potter, Partners of Potter Handy LLP a California Limited Liability Partnership as Managing Member of PHTexas, LLC, a Texas Limited Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Notary Public

See attached

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego } s.s.

On 4/10/2024 before me, Mary Odell Mau, Notary Public
Name of Notary Public, Title

personally appeared Mark Potters
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Mary Odell Mau
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer
- Signer(s) Thumbprints(s)

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego } s.s.

On 4/11/2024 before me, Mary Odell Mau, Notary Public
Name of Notary Public, Title

personally appeared Russell Hardy
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



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- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	