

When Recorded Return To:
Dennis M. Astill,
1802 W. South Jordan Pkwy-Ste 200
South Jordan, UT 84095

ENT54524:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 May 02 03:04 PM FEE 40.00 BY CH
RECORDED FOR Pearson Butler
ELECTRONICALLY RECORDED

Send Tax Notices To:
Paul & Lora Hardman, Managers
3232 N 4200 W
Lehi UT 84043

Affecting Parcel Nos.: 58:005:0069, 58:005:0076

SPECIAL WARRANTY DEED


BRANDON D. PACE AND KYLENE PACE AS TRUSTEES OF THE BRANDON AND KYLENE PACE FAMILY TRUST, dated September 11, 2013, Grantor, of the State of Utah, hereby Convey and Warrant against all persons claiming by, through or under Grantors, to WESTERLY PROPERTIES, LLC, a Delaware limited liability company, Grantee, for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See legal description attached hereto as Exhibit A

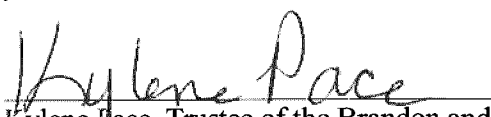
TOGETHER WITH any buildings, improvements, and all rights-of-way, easements, privileges and appurtenances.

SUBJECT TO all easements, encumbrances, restrictions, reservations and rights of way of record or enforceable in law or in equity.

WITNESS, the hand of said Grantors this 11th day of February, 2022.



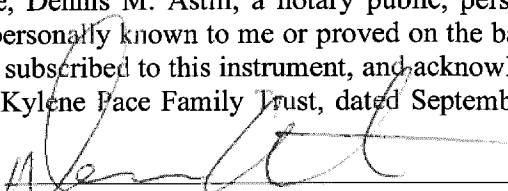
Brandon D. Pace, Trustee of the Brandon and
Kylene Pace Family Trust, dated September
11, 2013



Kylene Pace, Trustee of the Brandon and
Kylene Pace Family Trust, dated September
11, 2013

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

On this 11th day of February, 2022, before me, Dennis M. Astill, a notary public, personally appeared BRANDON D. PACE and KYLENE PACE, personally known to me or proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same as Trustee of the Brandon and Kylene Pace Family Trust, dated September 11, 2013, Grantor.



Notary Public

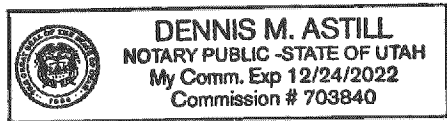


EXHIBIT A
Legal Description

Commencing North 89°49'23" East 791.77 feet along the North line of the Southeast Quarter of Section 35 and South 00°10'37" East 298.47 feet from the Center of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running;
thence South 89°50'57" East 120.00 feet;
thence South 00°09'03" West 300.77 feet;
thence South 89°50'57" East 407.22 feet to a point on the East line of the Northwest Quarter of
the Southeast Quarter of said Section 35;
thence South 00°09'03" West 133.00 feet along the East line of the Northwest Quarter of the
Southeast Quarter of said Section 35;
thence North 89°50'57" West 527.22 feet;
thence North 00°09'03" East 433.77 feet to the point of beginning.
Contains 106,213 square feet or 2.438 acres

Affecting Parcel Nos.: 58:005:0069, 58:005:0076