



ENT54565:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 May 02 03:17 PM FEE 40.00 BY MC
RECORDED FOR Old Republic Title (Orem)
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:
Ivy Hall Academy of Provo
4692 North 300 West
Provo, UT 84604
File Number: 2161286LW

WARRANTY DEED

Intermountain Office Properties, LLC, a Nevada Limited Liability Company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Ivy Hall Academy of Provo, a Utah non-profit corporation GRANTEE

the following tract of land in Utah County, State of Utah, to-wit

UNIT NO. 3 AND 4, BUILDING 2, CONTAINED WITHIN THE VINTAGE BUSINESS OFFICES CONDOMINIUMS PLAT "B", A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON NOVEMBER 17, 2006 IN UTAH COUNTY, AS ENTRY NO. 154640, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN UTAH COUNTY, NOVEMBER 17, 2006 AS ENTRY 154641 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, (THE REFERENCED DECLARATION OF PROJECT PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED).

TAX ID NUMBER FOR PROPERTY: 54-228-0003 and 54-228-0004

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 2nd day of May, 2022.

Intermountain Office Properties, LLC, a Nevada Limited Liability Company

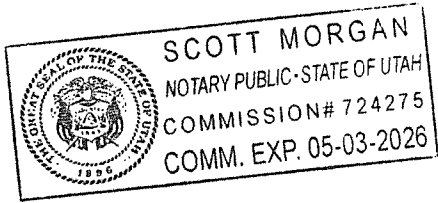
By: David A. McDougal
David A McDougal, Manager

By: Robert Hammond
Robert Hammond, Manager

STATE OF: UTAH

COUNTY OF: UTAH

On this 2nd day of May 2022, personally before me appeared David A McDugal and Robert Hammond, who proven on the basis of satisfactory evidence are the Managers of Intermountain Office Properties LLC, a Nevada Limited Liability Company and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Scott Morgan
Notary Public
Residing In:
Commission Expires: