

Send Tax Notices to:
Wood Springs, LLC
407 North Main Street
Springville, Utah 84663

WARRANTY DEED

PTE- 38589-T

Tax Serial No. 26:042:0070

92057, LLC

Grantor, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to

Wood Springs, LLC, a Utah limited liability company

Grantee, County of Utah, State of Utah, for the sum of

-- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS --

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL
PROPERTY TAXES FOR 2022 AND THEREAFTER.

Witness the hand of said grantor this May 12, 2022

92057, LLC



By: **David R. Simpson**
Its: **Manager**

STATE OF UTAH)
) S.
County of Utah)

On this 12th Day of May, 2022, before me, the undersigned Notary Public, personally appeared David R. Simpson, known to me to be the member(s) or designated agent(s) of the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



Notary Public

Pro-Title & Escrow, Inc.
File No. 38589-T

EXHIBIT "A"

Commencing 6.48 chains North and 4.68 chains West of the Southeast corner of the Northeast Quarter of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89 deg. 20' West 20 chains; thence North 0 deg. 40' East 3.50 chains; thence South 89 deg. 20' East 20 chains; thence South 0 deg. 40' West 3.50 chains to the beginning.

LESS AND EXCEPTING THEREFROM that portion lying within the bounds of the Railroad Right of Way.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Special Warranty Deed recorded August 8, 2019 as Entry No. 75585:2019 in the Utah County Recorder's office, described as follows:

Beginning at a point which lies North 88° 33' 27" East 735.30 feet along the Section Line and South 1,992.76 feet from the North Quarter Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence South 88° 00' 12" East 273.93 feet; thence North 0° 38' 03" East 6.06 feet; thence South 89° 38' 00" East 360.74 feet; thence Southeasterly 231.16 feet along the arc of a 300.00 foot radius curve to the right through a central angle of 44° 08' 55", the chord bears South 67° 33' 32" East 225.49 feet; thence South 45° 29' 05" East 100.00 feet to the Northwesterly right-of-way line of the Southern Pacific Railroad; thence South 44° 30' 55" West 931.46 feet along said railroad right-of-way; thence North 0° 20' 00" East 155.19 feet; thence North 88° 33' 54" West 452.45 feet along an existing boundary line agreement; thence North 99.99 feet; thence South 88° 37' 31" East 11.70 feet; thence North 258.49 feet; thence East 17.66 feet; thence North 161.87 feet; thence South 89° 48' 59" East 160.82 feet; thence North 140.09 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded June 9, 2020 as Entry No. 79280:2020 in the Utah County Recorder's office, described as follows:

Beginning at a point being N 88°33'14"E 1290.10 feet along the Section Line and South 1754.31 feet from the North Quarter Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence S 89° 34' 45" E for a distance of 332.73 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 21° 22' 52", having a radius of 179.50 feet, and whose long chord bears S 57° 21' 11" E for a distance of 66.60 feet; thence S 46° 39' 46" E for a distance of 62.87 feet to the beginning of a curve, said curve turning to the left through an angle of 90° 00' 00", having a radius of 15.00 feet, and whose long chord bears N 88° 20' 14" E for a distance of 21.21 feet; thence N 43° 20' 14" E for a distance of 5.50 feet to the beginning of a curve, said curve turning to the left through an angle of 03° 46' 10", having a radius of 1470.50 feet, and whose long chord bears N 41° 27' 09" E for a distance of 96.73 feet to a point of intersection with a non-tangential line; thence S 50° 40' 16" E for a distance of 59.00 feet to a point on a line; thence S 50° 26' 29" E for a distance of 111.53 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 03°

36' 27", having a radius of 1910.00 feet, and whose long chord bears S 42° 19' 20" W for a distance of 120.24 feet; thence S 44° 07' 33" W for a distance of 266.13 feet to a point on a line; thence N 45° 29' 05" W for a distance of 91.75 feet to the beginning of a curve, said curve turning to the right through an angle of 88° 49' 19", having a radius of 15.00 feet, and whose long chord bears N 01° 04' 25" W for a distance of 20.99 feet to a point of intersection with a non-tangential line; thence N 52° 43' 52" W for a distance of 59.33 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 78° 50' 40", having a radius of 15.00 feet, and whose long chord bears S 82° 45' 34" W for a distance of 19.05 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 31° 48' 55", having a radius of 336.00 feet, and whose long chord bears N 73° 43' 33" W for a distance of 184.19 feet; thence N 89° 38' 00" W for a distance of 52.16 feet to the beginning of a curve, said curve turning to the right through an angle of 89° 36' 08", having a radius of 15.00 feet, and whose long chord bears N 44° 49' 56" W for a distance of 21.14 feet to a point of intersection with a non-tangential line; thence N 89° 25' 52" W for a distance of 13.00 feet to a point on a line; thence N 00° 01' 52" W a distance of 206.84 feet to the point of beginning.

(Tax Serial No. 26:042:0070)