

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to and
WHEN RECORDED RETURN TO:
RWR Property Holdings, LLC
520 S 850 E Ste A300
Lehi, UT 84043
File No.: 48409-MB

WARRANTY DEED

GRANTOR(S): **NBFF Property, LLC**

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

GRANTEE(S): **RWR Property 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 11th day of January, 2021 .

NBFF Property, LLC


By: Bruce C. Frandsen, Manager

State of Utah }
 :ss.
County of Utah }

On this 11th day of January, 2021, personally appeared before me, Bruce C. Frandsen, who being duly sworn, did say that he is the Manager of NBFF Property, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of its articles of organization or its operating agreement, and the said Bruce C. Frandsen acknowledged to me that said limited liability company executed the same.


Witness my hand and official seal.

Notary Public



EXHIBIT "A"**Block 3 – Phase 2 Plat**

Beginning at a point being South 89°53'31" East 1,368.00 feet along section line and South 3,472.61 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 40.33 feet along the arc of a 325.00 foot radius curve to the right (center bears South 37°53'22" West and the chord bears South 48°33'19" East 40.31 feet with a central angle of 07°06'38"); thence South 45°00'00" East 50.68 feet; thence Southeasterly 86.33 feet along the arc of a 382.00 foot radius curve to the left (center bears North 45°00'00" East and the chord bears South 51°28'26" East 86.14 feet with a central angle of 12°56'52"); thence Southeasterly 21.70 feet along the arc of a 15.00 foot radius curve to the right (center bears South 32°03'08" West and the chord bears South 16°30'36" East 19.85 feet with a central angle of 82°52'32"); thence South 63°29'17" East 56.03 feet; thence Northeasterly 22.36 feet along the arc of a 15.00 foot radius curve to the right (center bears South 65°47'59" East and the chord bears North 66°54'25" East 20.35 feet with a central angle of 85°24'46"); thence Southeasterly 130.78 feet along the arc of a 382.00 foot radius curve to the left (center bears North 19°36'48" East and the chord bears South 80°11'42" East 130.15 feet with a central angle of 19°36'59"); thence Southeasterly 23.87 feet along the arc of a 15.00 foot radius curve to the right (center bears South 00°00'11" East and the chord bears South 44°24'39" East 21.43 feet with a central angle of 91°11'03"); thence South 01°10'52" West 504.52 feet; thence Southwesterly 23.50 feet along the arc of a 15.00 foot radius curve to the right (center bears North 88°49'08" West and the chord bears South 46°03'43" West 21.17 feet with a central angle of 89°45'41"); thence North 89°03'27" West 140.24 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°56'33" East and the chord bears North 44°03'27" West 21.21 feet with a central angle of 90°00'00"); thence North 89°03'27" West 56.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 45°56'33" West 21.21 feet with a central angle of 90°00'00"); thence North 89°03'27" West 127.33 feet; thence Northwesterly 23.55 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°56'33" East and the chord bears North 44°04'41" West 21.21 feet with a central angle of 89°57'32"); thence North 00°54'06" East 636.07 feet; thence Northeasterly 47.11 feet along the arc of a 122.00 foot radius curve to the right (center bears South 89°05'54" East and the chord bears North 11°57'47" East 46.81 feet with a central angle of 22°07'24"); thence Northeasterly 27.45 feet along the arc of a 15.00 foot radius curve to the right (center bears South 66°58'31" East and the chord bears North 75°27'26" East 23.78 feet with a central angle of 104°51'53") to the point of beginning.

Tax Parcel No.: 13-040-0117