

Mail Recorded Deed and Tax Notice To:  
Belle Street Investments LLC, a Utah limited liability company  
3688 E Campus Drive, Ste 100  
Eagle Mountain, UT 84005



File No.: 149493-RCP

---

## WARRANTY DEED

Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company

**GRANTOR(S)** of Burnsville, State of Minnesota, hereby Conveys and Warrants to

Belle Street Investments LLC, a Utah limited liability company

**GRANTEE(S)** of Eagle Mountain, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 58-033-0305 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 2nd day of June, 2022.

Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company

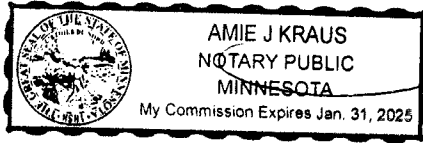
BY: Shawn Dahl  
Shawn Dahl  
Vice President of Real Estate

STATE OF Minnesota  
COUNTY OF Dakota

On this 2nd day of June, 2022, before me, personally appeared Shawn Dahl, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company.

Amie J Kraus

Notary Public



**EXHIBIT A**  
**Legal Description**

Commencing at the East corner of Lot 62, STONEBRIDGE SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder, and running thence along the Northeast line (extended) of said Lot 62, North 32°25'01" West 201.68 feet; thence North 51°20'25" West 342.64 feet to the South right of way line of Stonebridge Lane per said Stonebridge Subdivision; thence along said right of way the following four (4) courses: (1) Southeasterly 264.05 feet along the arc of a 254.00 foot radius curve to the right (chord bears South 70°01'42" East 252.32 feet through a central angle of 59°33'46"); (2) Southeasterly 322.65 feet along the arc of a 521.00 foot radius curve to the left (chord bears South 57°59'21" East 317.52 feet through a central angle of 35°28'58"); (3) Southeasterly 121.13 feet along the arc of a 229.00 foot radius curve to the right (chord bears South 60°34'33" East 119.73 feet through a central angle of 30°18'22"); and (4) South 45°25'17" East 31.81 feet; thence departing said Stonebridge Lane right of way and continuing along the West right of way of Ranches Parkway the following five (5) courses: (1) Southwesterly 72.50 feet along the arc of a 603.00 foot radius curve to the left (chord bears South 39°08'19" West 72.46 feet through a central angle of 06°53'20"); (2) South 54°18'21" East 43.00 feet; (3) Southwesterly 122.55 feet along the arc of a 560.00 foot radius curve to the left (chord bears South 29°25'30" West 122.48 feet through a central angle of 12°32'18"); (4) North 53°15'48" West 38.78 feet; and (5) South 36°44'12" West 104.26 feet; thence departing said West right of way North 53°15'48" West 203.26 feet to a point on the Eastern line of Lot 63, said Stonebridge Subdivision; thence along said Eastern line North 41°45'41" East 104.47 feet to said East corner of Lot 62 and the point of beginning.