



Prepared By Prospect Title Insurance
Agency, LLC
103315-23

After Recording Mail Tax Notice To:
248 South State Street
Orem, UT 84058

Space Above This Line for Recorder's Use

WARRANTY DEED

North County Blvd. Plaza, LLC, a Limited Liability Comany

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),
and other good and valuable consideration in hand paid by

North County Blvd Plaza, LLC, a Utah limited liability company

GRANTEE(S), of Orem, UT

hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in
Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise
appertaining thereto, being subject, however, to easements, rights of way, restrictions,
etc., of record or enforceable in law or equity.

Tax Serial No. 14-055-0159; 14-055-0187; 14-055-0165

Witness our hands on 10 day of October, 2023

Grantor:

~~North County Blvd. Plaza, LLC~~

~~By: Andrew Parcell~~

STATE OF UTAH
COUNTY OF UTAH

On this 10 day of October, 2023, before me Russell Walters, a notary public, personally appeared Andrew Parcell, Manager of North County Blvd. Plaza, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged said corporation executed the same.

Witness my hand and official seal



Notary Public

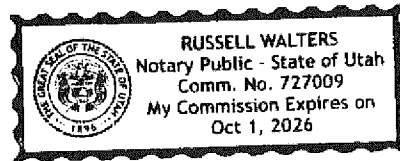


EXHIBIT A

Property 1:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 716.75 FEET SOUTH AND 1550.83 FEET WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION; THENCE ALONG THE WESTERLY LINE OF NORTH COUNTY BLVD AS DESCRIBED IN THAT RECORD OF SURVEY RECORDED AS ROS 21-236 WITH THE UTAH COUNTY SURVEYOR, THE FOLLOWING TWO (2) COURSES: 1. THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6056.00 FEET, AND A CENTRAL ANGLE OF 00°41'51", A CHORD DIRECTION OF SOUTH 10°35'38" EAST, FOR A CHORD DISTANCE OF 73.73 FEET, 2. THENCE RUNNING SOUTH 10°56'37" EAST 502.84 FEET, THENCE LEAVING SAID WESTERLY LINE NORTH 89°57'00" WEST 335.28 TO A POINT LAYING ON THE EASTERLY BOUNDARY OF BELLE MONET SUBDIVISION (RECORDED AS MAP NO. 12310 IN THE OFFICE OF THE UTAH COUNTY RECORDER) AND THE WESTERLY BOUNDARY OF BOUNDARY LINE AGREEMENT ENTRY NO. 94659-2006, THENCE ALONG SAID SUBDIVISION AND BOUNDARY LINE NORTH 00°32'00" WEST 424.38 FEET AND NORTH 07°34'11" EAST 7.24 FEET; THENCE LEAVING SAID SUBDIVISION AND BOUNDARY LINE NORTH 88°13'45" EAST 87.09 FEET ALONG THE SOUTHERLY BOUNDARY OF RESIDENCES OF MAYFIELD SUBDIVISION (RECORDED AS MAP NO. 14166 IN THE OFFICE OF THE UTAH COUNTY RECORDER), THENCE CONTINUING ALONG SAID SUBDIVISION NORTH 10°45'09" WEST 78.88 FEET, THENCE LEAVING SAID SUBDIVISION NORTH 79°14'48" EAST A DISTANCE OF 143.14 FEET, THENCE NORTH 30°31'49" EAST 31.80 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 0.16 FEET TO THE POINT OF BEGINNING.

(Being Proposed Grove Cove)