

RECORDING REQUESTED BY &  
WHEN RECORDED, MAIL TO:

North County Bakery, LLC  
172 West Main Street  
Lehi, Utah 84043  
Attn: David Doty

ENT 68432:2023 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Oct 17 02:45 PM FEE 40.00 BY AC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Tax Parcel No. 51:696:0003

CT-108119-CAP

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SHINY SHELL – CEDAR HILLS, LLC, a Utah limited liability company, as Grantor, grants, conveys and warrants, against all who legally claim by, through or under Grantor, to NORTH COUNTY BAKERY, LLC, a Utah limited liability company, as Grantee, with an address of 172 West Main Street, Lehi, Utah 84043, the real property located in Utah County, Utah, described as follows (the “**Property**”):

See attached Exhibit A, incorporated by reference to this document.

TO HAVE AND TO HOLD the same, together with all rights hereditaments, and appurtenances to the same belonging, and the reversions or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, in and to the foregoing, unto Grantee and to its successors and assigns forever.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; and (iii) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other matters of record.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 17 day of October, 2023.

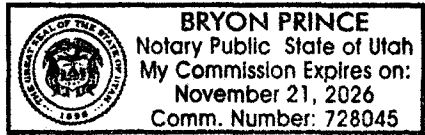
**GRANTOR:** SHINY SHELL – CEDAR HILLS, LLC,  
a Utah limited liability company

By: [Signature]  
Name: Jared Richards  
Title: Manager

STATE OF UTAH )  
  ) :ss.  
COUNTY OF SALT LAKE )

On this 17 day of OCTOBER, 2023, personally appeared before me JARED RICHARDS the MANAGER of Shiny Shell – Cedar Hills, LLC, a Utah limited liability company, the signer of the foregoing instrument, who known to me (or proved on the basis of sufficient identification), acknowledged to me that he/she executed the same.

[Signature]  
Notary Public  
My Commission Expires: 11/21/2026



**EXHIBIT A**

(Legal Description of the Property)

Parcel No.: 51:696:0003

PARCEL 1:

Lot 3, PLAT "B", RHINEHART LAND SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder on August 26, 2021 as Entry No. 148950:2021.