

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
Coral Springs Resort, LLC  
259 Riverbend Way  
Suite 102  
North Salt Lake, UT 84043

File Number: STG-95585-LH  
Parcel ID: 48-420-0003

ENT 71370:2022 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2022 Jun 16 01:20 PM FEE 40.00 BY CS  
RECORDED FOR Eagle Gate Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

## Warranty Deed

**SONI, INC. A UTAH CORPORATION, A&S MANAGEMENT & INVESTMENT, INC., A UTAH CORPORATION, CONDUIT INTERNATIONAL CONSULTING AND MANAGEMENT, LLC, R&R DEVELOPMENT AND INVESTMENT, INC., A UTAH CORPORATION, S&A HOSPITALITY MGMT, INC., A UTAH CORPORATION, SHREE MANAGEMENT & INVESTMENT, INC., A UTAH CORPORATION, VA BEACH LEHI, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, KUSH MZ, LLC, A TEXAS LIMITED LIABILITY COMPANY AS TO AND RICHMOND LEHI, LLC, A VIRGINIA LIMITED LIABILITY COMPANY**

Grantors, hereby CONVEY(S) IN WARRANTY to

**Coral Springs Resort, LLC, a Utah Limited Liability Company,**

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of Utah, to-wit

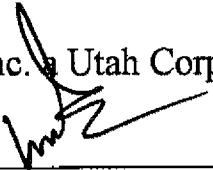
**ALL OF LOT 3, PLAT "B", OUTLETS AT TRAVERSE MOUNTAIN SUBDIVISION, RECORDED NOVEMBER 13, 2013, AS ENTRY NO. 104844:2013, IN BOOK 48 OF PLATS AT PAGE 420, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.**

**APN: 48-420-0003**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS, the hand of said grantors, this 15 day of June, 2022

SONI, Inc. a Utah Corporation

By:   
Vishal Soni, President

A&S Management & Investment, Inc., a Utah Corporation

By:   
Vishal Soni, Authorized Signer

Conduit International Consulting and Management, LLC

By:   
Vishal Soni, Authorized Signer


R&R Development and Investment, Inc., a Utah Corporation

By:   
Vishal Soni, Authorized Signer

S&A Hospitality MGMT, Inc., a Utah Corporation

By:   
Vishal Soni, Authorized Signer

Shree Management & Investment, Inc., a Utah Corporation

By:   
Vishal Soni, Authorized Signer

VA Beach Lehi, LLC, a Virginia Limited Liability Company

By: [Signature]  
Vishal Soni, Authorized Signer

Kush MZ, LLC, a Texas Limited Liability Company

By: [Signature]  
Vishal Soni, Authorized Signer

Richmond Lehi, LLC, A Virginia Limited Liability Company

By: [Signature]  
Vishal Soni, Authorized Signer

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 15 day of June, 2022, before me [Signature], a notary public, personally appeared Vishal Soni, President of SONI, Inc. a Utah Corporation, Vishal Soni, Authorized Signer of A&S Management & Investment, Inc., a Utah Corporation, Vishal Soni, Authorized Signer of Conduit International Consulting and Management, LLC, Vishal Soni, Authorized Signer of R&R Development and Investment, Inc., a Utah Corporation, Vishal Soni, Authorized Signer of S&A Hospitality MGMT, Inc., a Utah Corporation, Vishal Soni, Authorized Signer of Shree Management & Investment, Inc., a Utah Corporation, Vishal Soni, Authorized Signer of VA Beach Lehi, LLC, a Virginia Limited Liability Company, Vishal Soni, Authorized Signer of Kush MZ, LLC, a Texas Limited Liability Company and Vishal Soni, Authorized Signer of Richmond Lehi, LLC, A Virginia Limited Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]  
Notary Public

