

Mail Recorded Deed and Tax Notice To:
Montdella 25, LP, as Utah limited partnership
270 South Main Street, Ste 103
Bountiful, UT 84010



File No.: 156867-DMF

WARRANTY DEED

Indicate Capital Fund 1, LLC

GRANTOR(S) of Denver, State of Colorado, hereby Conveys and Warrants to

Montdella 25, LP, as Utah limited partnership, as to an undivided 99% interest and Timothy Utah Properties, LLC, a Utah limited liability company as to an undivided 1% interest

GRANTEE(S) of Bountiful, 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.: 67-088-0001, 67-088-0002, 67-088-0003, 67-088-0004, 67-088-0005, 67-088-0006, 67-088-0007, 67-088-0008, 67-088-0009, 67-088-0010, 67-088-0011, 67-088-0012, 67-088-0013, 67-088-0014, 67-088-0015, 67-088-0016, 67-088-0017, 67-088-0018, 67-088-0019, 67-088-0020, 67-088-0021, 67-088-0022, 67-088-0023, 67-088-0024 and 67-088-0025 (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 22nd day of June, 2022.

Indicate Capital Fund 1, LLC

By: Indicate Capital, LLC

Its: Manager

By: 

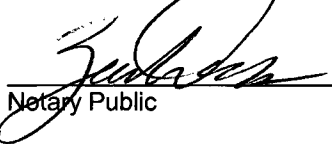
Brandon Ideker

Manager

STATE OF COLORADO

COUNTY OF Denver

On 22nd day of June, 2022, before me, personally appeared Brandon Ideker, 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 Indicate Capital, LLC, which entity is named as Manager to Indicate Capital Fund 1, LLC.


Notary Public

ZACHARY DISBERGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009595
MY COMMISSION EXPIRES MARCH 11, 2023

EXHIBIT A
Legal Description

PARCEL 1:

All of Units 1 through 25, inclusive, MONTDELLA TOWNHOMES AMENDED SUBDIVISION, Amending Montdella Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder, recorded July 14, 2020 as Entry No. 100155:2020.

PARCEL 1A:

A right of easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, recorded December 17, 2019 as Entry No. 133919:2019, which includes an easement for vehicular ingress and egress over and across said Common Areas and Private Roads to and from said Units to a physically open and legally dedicated public street.