



Prepared By Prospect Title Insurance
Agency, LLC
97827-22

After Recording Mail Tax Notice To:
1716 East Hidden Hills Rd.
Eagle Mountain, UT 84005

Space Above This Line for Recorder's Use

WARRANTY DEED

American Way Properties, LLC, a Limited Liability Company

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

Rush Creek Properties, LLC

GRANTEE(S), of Eagle Mountain, 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. 59-034-0009

Witness our hands on the 21st day of June, 2022

American Way Properties, LLC

By: Tree Street Properties

Brad Angus 


By: _____
Brad Angus, Manager

STATE OF UTAH
COUNTY OF UTAH

07/21/2022
01:08 PM MDT

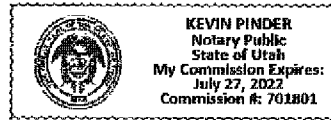
On this _____ day of July, 2022, appeared via electronic and video communication Joseph Knight who is Manager of Tree Street Properties, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Manager of American Way Properties, LLC and said document was signed by them on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Kevin Pinder 

Notary Public

07/21/2022
01:00 PM MDT

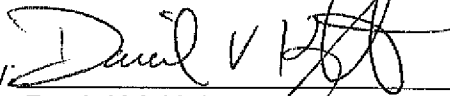


Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Grantor:

American Way Properties, LLC

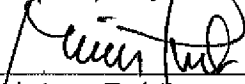
By: Satch Properties, LLC

By: 
Daniel V. Knight, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 21st day of July, 2022, personally appeared Daniel V. Knight who is Manager of Satch Properties, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Manager of American Way Properties, LLC and said document was signed by them on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.


Notary Public

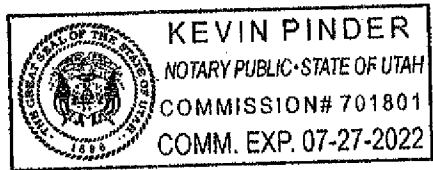


EXHIBIT A

Property 1:

Commencing at the Northeast corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South $01^{\circ}21'56''$ West 2001.32 feet; thence South $89^{\circ}41'52''$ West 2,358.75 feet; thence North $32^{\circ}40'36''$ East 57.5 feet; thence along a 2,561.74 foot radius curve to the left (chord bears North $54^{\circ}33'18''$ West 14.78 feet); thence North $57^{\circ}37'43''$ West 1,262.6 feet; thence along a 1,736.96 foot radius curve to the right (chord bears North $30^{\circ}45'29''$ West 1,571.47 feet); thence South $88^{\circ}57'19''$ East 1,579.1 feet; thence South $89^{\circ}01'31''$ East 932.52 feet; thence South $89^{\circ}09'44''$ East 1,746.42 feet to the point of beginning.

LESS AND EXCEPTING: A part of the Northeast Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point $S89^{\circ}42'26''W$ 1993.15 feet along the 1/4 Section line from the East Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along said 1/4 Section line $S89^{\circ}42'26''W$ 262.17 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 2562.50 feet a distance of 101.91 feet through a central angle of $2^{\circ}16'43''$ (Chord $N56^{\circ}30'20''W$ 101.90 feet); thence $N57^{\circ}38'41''W$ 33.70 feet; thence $N32^{\circ}22'17''E$ 318.07 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 526.50 feet a distance of 195.99 through a central angle of $21^{\circ}19'41''$ (Chord $S79^{\circ}38'17''E$ 194.86 feet); thence $N89^{\circ}41'52''E$ 12.01 feet; thence $S0^{\circ}18'08''E$ 306.59 feet to the point of beginning.