



ENT83593:2022 PG 1 of 4  
**Andrea Allen**  
**Utah County Recorder**  
2022 Jul 22 04:43 PM FEE 40.00 BY MC  
RECORDED FOR Prospect Title Insurance  
ELECTRONICALLY RECORDED

**Prepared By Provo Land Title  
Company  
93882-21**

**After Recording Mail Tax Notice To:  
7585 South Union Park Avenue, Ste  
200  
Midvale, UT 84047**

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Matt Stewart and Craig Cloward, Successor Trustees of Burke and Dorothy  
Cloward Family Trust dated April 16, 2007**

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

**Lakeside Land Partners, LLC, a Utah Limited Liability Company**

GRANTEE(S), of 7585 south Union Park Avenue, Ste 200, Midvale, UT 84047

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. 21-096-0015**

**21-096-0016**

**21-096-0005**

**23-028-0057**

**23-028-0037**

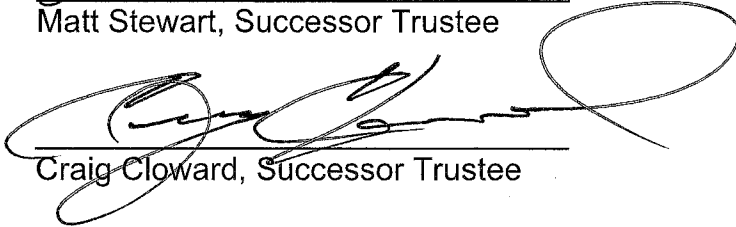
**23-028-0038**

**Witness our hands on 22nd day of July, 2022**

Grantor:



Matt Stewart, Successor Trustee

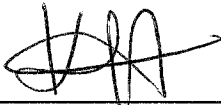


Craig Cloward, Successor Trustee

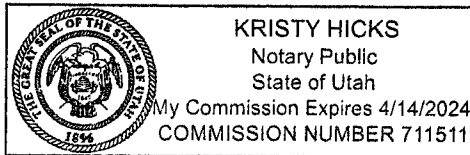
STATE OF UTAH  
COUNTY OF UTAH

On this 22nd day of July, 2022, before me Kristy Hicks, a notary public, personally appeared Matt Stewart and Craig Cloward, Successor Trustees of Burke and Dorothy Cloward Family Trust dated April 16, 2007, 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



Notary Public



**EXHIBIT A**

Property 1:

Parcel #1:

Commencing South 15 chains and West 2.54 chains from the Northeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence West 1152.36 feet; thence South 341.55 feet; thence East 1152.36 feet; thence North 341.55 feet to the place of beginning.

(Tax ID: 21-096-0015)

Parcel #2:

Commencing 20.175 chains South and 2.54 chains West from the Northeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 5.175 chains; thence West 17.46 chains; thence North 5.175 chains; thence East 17.46 chains to point of beginning.

(Tax ID: 21-096-0016)

Parcel #3:

Commencing 15 chains South of the Northeast corner of the Section 36, Township 7 South, Range 2 East, of the Salt Lake Base and Meridian; thence West 2.54 chains; thence South 10.35 chains; thence East 2.54 chains; thence North 10.35 chains to the point of beginning.

(Tax ID: 21-096-0005)

Parcel #4:

Commencing 14.90 chains North of the Southwest corner of the Northwest quarter of Section 31, Township 7 South, Range 3 East of the Salt Lake Base and Meridian; thence North 10 chains; thence South  $88\frac{3}{4}^{\circ}$  East 13.46 chains; thence South  $20^{\circ}$  West 10 chains; thence North  $88\frac{3}{4}^{\circ}$  West 13.34 chains to the point of beginning.

LESS and excepting that portion lying within Boundary Line Agreement recorded April 4, 2022 as Entry No. 42234:2022, described as follows:

BEGINNING AT A POINT WHICH LIES NORTH  $00^{\circ}20'45''$  WEST 312.79 FEET ALONG THE SECTION LINE AND EAST 214.60 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH  $89^{\circ}39'57''$  EAST 460.03 FEET; THENCE NORTH  $00^{\circ}00'48''$  EAST 389.13 FEET; THENCE SOUTH  $89^{\circ}59'12''$  EAST 54.00 FEET; THENCE NORTH  $00^{\circ}00'48''$  EAST 283.10 FEET TO AN EXISTING FENCE LINE; THENCE NORTH  $89^{\circ}45'45''$  WEST 505.83 FEET ALONG SAID FENCE LINE; THENCE SOUTH  $00^{\circ}42'23''$  WEST 677.04 FEET ALONG AN EXISTING FENCE LINE AND EXISTING BOUNDARY LINE AGREEMENT PER ENTRY NO. 64519:1996 TO THE POINT OF BEGINNING.

(Tax ID: 23-028-0057)

Parcel #5:

Beginning at a point on a fence line, which point is North 1659.57 feet and East 136.07 feet (based upon the Utah State Coordinate System) from the East quarter corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North  $0^{\circ} 10' 09''$  West 681.15 feet to a fence line; thence North  $89^{\circ} 18' 48''$  East along a fence line 445.60 feet; thence South  $0^{\circ} 10' 09''$  East 689.57 feet to a fence line; thence North  $89^{\circ} 36' 12''$  West along a fence line 445.60 feet to the point of beginning.

SUBJECT TO a 30.00 foot wide right of way in common with others across the Southerly 30 feet to the above described property.

(Tax ID: 21-028-0037)

Parcel #6:

Beginning at a point on a fence corner, which point is North 2349.81 feet and East 892.55 feet (based on the Utah State Coordinate System) from the West quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South  $0^{\circ} 47' 50''$  East 695.61 feet to a fence corner; thence North  $89^{\circ} 36' 12''$  West along a fence line 320.57 feet; thence North  $0^{\circ} 10' 09''$  West 689.57 feet to a fence line; thence North  $89^{\circ} 18' 48''$  East along a fence line 312.94 feet to the point of beginning.

(Tax ID: 21-028-0038)