

Recording requested by:
Verus Title Utah LLC

Mail Tax Notice To:
Dry Creek Properties, LLC
772 West 1000 North Cir, American Fork UT 84003-3971

File Number: 12565-24-UT
Parcel ID: 12-054-0025

Warranty Deed

Know All Men By These Presents that , **Trent Lynn Smith, Trustee of The Lesco Irrevocable Trust dated February 17, 2011**, (henceforth referred to as “Grantor”) of , for consideration paid, grant to **Dry Creek Properties, LLC, a Utah Limited Liability Company**, (henceforth referred to as “Grantee”) American Fork, UT, with **WARRANTY COVENANTS**:

Legal Description:

See Exhibit A, attached by this reference and made a part hereof.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, Trent Lynn Smith, Trustee of The Lesco Irrevocable Trust dated February 17, 2011, the said, **Grantor**, hereunto set by hands and seals this 3rd day of December, 2024.

The Lesco Irrevocable Trust dated February 17, 2011

By: Trent Lynn Smith
Trent Lynn Smith, Trustee

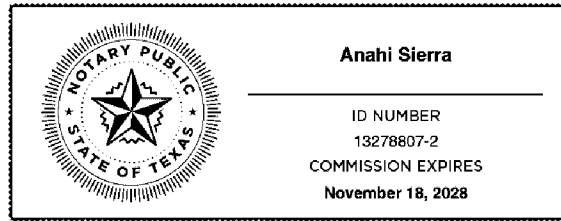
STATE OF: Texas
COUNTY OF: Montgomery

On this 3rd day of December, 2024, before me Anahi Sierra,
a notary public, personally appeared Trent Lynn Smith, Trustee of The Lesco Irrevocable Trust dated
February 17, 2011, 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

Anahi Sierra

Notary Public
Commission Expires: **11/18/2028**
Residing At: Montgomery, Texas



Electronically signed and notarized online using the Proof platform.

Exhibit A

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY LINE BETWEEN HIGHLAND CITY AND UTAH COUNTY, SAID POINT BEING NORTH 89°52'22" EAST 1006.49 FEET ALONG THE NORTH SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 10 AND RUNNING; THENCE NORTH 89°52'22" EAST 124.76 FEET ALONG THE BOUNDARY LINE OF UTAH COUNTY AND HIGH LAND CITY; THENCE SOUTH 00°07'38" EAST 408.54 FEET ALONG AN EXISTING FENCE LINE, MORE OR LESS, TO A POINT LOCATED ON THE NORTHERLY LINE AS DESCRIBED BY THAT CERTAIN AFFIDAVIT OF CORRECTION, RECORDED ON SEPTEMBER 18, 2019 AS ENTRY NO. 92459:2019 OF OFFICIAL RECORDS, ALSO BEING ALONG THE BOUNDARY LINE OF HIGH LAND CITY; THENCE SOUTH 89°52'22" WEST 127.82 FEET ALONG SAID AFFIDAVIT OF CORRECTION TO A POINT ON AN EXISTING FENCE LINE RUNNING NORTH AND SOUTH; THENCE ALONG SAID FENCE LINE ALSO BEING THE BOUNDARY LINE BETWEEN UTAH COUNTY AND LEHI CITY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°15'04" WEST 112.53 FEET;
2. NORTH 00°38'30" EAST 126.08 FEET;
3. NORTH 00°24'54" EAST 169.95 FEET TO A POINT ON THE SOUTHERLY LINE OF 1500 NORTH STREET TO THE POINT OF BEGINNING.