

When recorded, mail to:
Double O Outfit, LLC
1988 West Center Street
Springville, Utah 84663

ENT95730:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Aug 29 03:59 PM FEE 40.00 BY CS
RECORDED FOR First American Title Insurance Company
ELECTRONICALLY RECORDED

Mail Tax Notice to:
Double O Outfit, LLC
1988 West Center Street
Springville, Utah 84663

NCS-1136758-SLC1

Special Warranty Deed

Springville Business Park, L.L.C., a Utah limited liability company, as Grantor, hereby CONVEY AND WARRANT against all claiming by, through or under it to Double O Outfit, LLC, a Utah limited liability company, whose address is 1988 West Center Street, Springville, Utah 84663, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Utah, State of Utah, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

SUBJECT TO all easements, covenants, restrictions, rights of way, reservations and other matters appearing of record and taxes for the year 2022 and thereafter.

[signatures attached on next page]

[Springville Business Park, LLC - Special Warranty Deed – signature page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 29th day of August, 2022.

Springville Business Park, LLC,
a Utah limited liability company

By: Colmena Capital, Inc.,
a Utah corporation

By: Brian Shelley
Name: Brian Shelley
Its: VP

State of Utah)
)ss.
County of Salt Lake)

On the 29th day of August, 2022, before me, the undersigned Notary Public, personally appeared Brian Shelley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



Yvonne M Schenk
NOTARY PUBLIC
My Commission Expires: 10/29/2022

Exhibit "A"

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH:

BEGINNING AT A POINT 307.56 FEET NORTH 88°58'00" EAST ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE NORTH 88°58'00" EAST 642.30 FEET ALONG THE SECTION LINE TO THE WEST LINE OF THE OVERLAND INDUSTRIAL SUBDIVISION; THENCE NORTH 0°14'35" EAST 262.17 FEET ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE DRAINAGE DISTRICT DEED; THENCE NORTH 89°25'31" WEST 639.67 FEET; THENCE SOUTH 0°45'00" WEST 280.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH:

BEGINNING AT A POINT 1711.55 FEET SOUTH 88°58'00" WEST ALONG THE SECTION LINE; AND 1787.73 FEET SOUTH 0°14'35" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 31 SAID POINT OF BEGINNING IS ALSO LOCATED 949.86 FEET NORTH 88°58'00" EAST ALONG THE SECTION LINE; AND 1787.73 FEET SOUTH 0°14'35" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; AND RUNNING THENCE SOUTH 0°14'35" WEST 651.15 FEET ALONG THE PROPOSED CENTER LINE OF 1750 WEST STREET TO A POINT 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF CENTER STREET; THENCE NORTH 89°35'05" WEST 643.38 FEET ALONG SAID LINE BEING PARALLEL TO AND 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTER LINE OF CENTER STREET; THENCE NORTH 0°14'35" EAST 661.67 FEET; THENCE SOUTH 88°38'54" EAST 643.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY IN UTAH COUNTY, UTAH:

BEGINNING AT A POINT ON THE WEST LINE OF
OVERLAND INDUSTRIAL SUBDIVISION LOCATED 1711.55
FEET SOUTH 88°58'00" WEST ALONG THE SECTION LINE
FROM THE NORTHEAST CORNER OF SAID SECTION 31;
SAID POINT OF BEGINNING IS ALSO LOCATED 949.86
FEET NORTH 88°58'00" EAST ALONG THE SECTION LINE
FROM THE NORTH QUARTER CORNER OF SAID SECTION
31; AND RUNNING THENCE SOUTH 0°14'35" EAST 432.80
FEET ALONG SAID WEST LINE TO THE NORTH LINE OF
THE LARSEN PROPERTY; THENCE NORTH 87°30'00" WEST
6.01 FEET ALONG SAID NORTH LINE TO THE
NORTHWESTERLY CORNER THEREOF; THENCE NORTH
88°51'13" WEST 670.54 FEET; THENCE NORTH 0°30'00"
EAST 406.96 FEET TO THE SECTION LINE; THENCE
NORTH 88°58'00" EAST 674.81 FEET ALONG SAID SECTION
LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND
CONVEYED BY THAT CERTAIN BOUNDARY LINE
AGREEMENT RECORDED JULY 26, 2017 AS ENTRY NO.
71411:2017 OF OFFICIAL RECORDS AND RECORDED
DECEMBER 05, 2017 AS 120468:2017 OF OFFICIAL
RECORDS, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 88°58'09" WEST
1719.39 FEET ALONG THE SECTION LINE AND SOUTH
399.11 FEET FROM THE NORTHEAST CORNER OF
SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT
LAKE BASE AND MERIDIAN; FROM THE POINT OF
BEGINNING; THENCE ALONG THE SOUTH BOUNDARY
LINE OF OVERLAND INDUSTRIAL AND SUBDIVISION
THE FOLLOWING 2 CALLS, SOUTH 89°45'25" EAST FOR A
DISTANCE OF 36.33 FEET TO A POINT ON A LINE;
THENCE, NORTH 89°55'00" EAST FOR A DISTANCE OF
291.58 FEET TO A POINT ON A LINE; THENCE, SOUTH
00°51'00" WEST FOR A DISTANCE OF 47.92 FEET TO A
POINT ON A LINE; THENCE, NORTH 87°30'00" WEST FOR A
DISTANCE OF 327.65 FEET TO A POINT ON A LINE;
THENCE NORTH 00°14'35" EAST A DISTANCE OF 33.35
FEET TO THE POINT OF BEGINNING.

APN: 23-026-0064, 23-029-0058, 23-029-0064