

Mail Recorded Deed and Tax Notice To:
Lakeside Land Partners, LLC, a Utah limited liability company
7585 South Union Park Avenue, Suite 200
Midvale, UT 84047



File No.: 152885-MCS

WARRANTY DEED

Wayne H. McDonald, Trustee of the Wayne H. McDonald Trust dated April 13, 2018

GRANTOR(S) of Santaquin, State of Utah, hereby Conveys and Warrants to

Lakeside Land Partners, LLC, a Utah limited liability company

GRANTEE(S) of Midvale, 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.: 21-096-0011 (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 24th day of October, 2022.

Wayne H. McDonald Trust dated April 13, 2018

BY: Wayne H McDonald
Wayne H. McDonald
Trustee

STATE OF UTAH

COUNTY OF UTAH

On 24th day of October, 2022, before me, personally appeared Wayne H. McDonald, 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 Wayne H. McDonald Trust dated April 13, 2018.

[Signature]
Notary Public

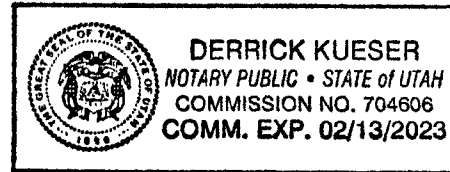


EXHIBIT A
Legal Description

Beginning at a point in a fence line, which point is North 1669.78 feet and West 1316.28 feet from the East quarter corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian (Based upon the Utah State Coordinate System Utah Central Zone); thence North $0^{\circ}32'13''$ West along a fence line 586.63 feet; thence North $89^{\circ}16'36''$ East 1133.25 feet to the centerline of a canal; thence South $0^{\circ}10'13''$ East along said canal centerline 608.73 feet to a fence line; thence North $89^{\circ}36'12''$ West along said fence line 1129.50 feet to the point of beginning.



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

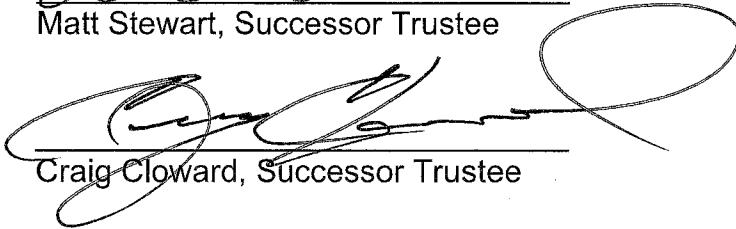
23-028-0038

Witness our hands on 22nd day of July, 2022

Grantor:



Matt Stewart, Successor Trustee

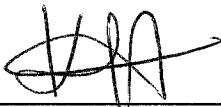


Craig Cloward, Successor Trustee

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

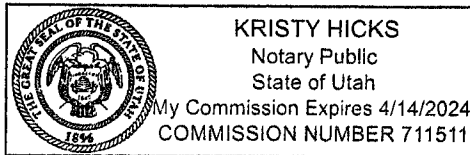


EXHIBIT A

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° 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° 10' 09" West 681.15 feet to a fence line; thence North 89° 18' 48" East along a fence line 445.60 feet; thence South 0° 10' 09" East 689.57 feet to a fence line; thence North 89° 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° 47' 50" East 695.61 feet to a fence corner; thence North 89° 36' 12" West along a fence line 320.57 feet; thence North 0° 10' 09" West 689.57 feet to a fence line; thence North 89° 18' 48" East along a fence line 312.94 feet to the point of beginning.

(Tax ID: 21-028-0038)