145839SL MAIL TAX NOTICE TO: Winterfox, L.L.C. 5513 West 1100 North Ste 305 Highland, UT 84003

ENT 127464: 2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Dec 27 03:34 PM FEE 40.00 BY CS
RECORDED FOR Pinnacle Title
ELECTRONICALLY RECORDED



WARRANTY DEED LIMITED LIABILITY COMPANY

Winterfox, L.L.C., a Utah limited liability company who incorrectly acquired title as Winterfox, L.C.C. a Limited Liability Company organized and existing under the laws of the State of Utah, with its principal office in grantor hereby Conveys and Warrants to

Winterfox, L.L.C., a Utah limited liability company, grantee of Highland, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS the following described tract of land in Utah County, State of Utah:

Lot 2, Plat "A", WEST UTAH AVENUE SUBDIVISION, Payson, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, Utah.

Less and Excepting therefrom any portion lying within the following described property: Commencing 13.94 chains North and 2.63 chains South 89°15' East of the Southwest Corner of the Southwest Quarter of Section 8, Township 9 North, Range 2 East, Salt Lake Base and Meridian; thence South 89°15' East 0.25 of a chain; thence North 0°50' East 8.84 chains; thence North 89°15' West 0.25 of a chain; thence South 0°50' West 8.84 chains to beginning.

55-737-0002

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 2022 AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Limited Liability Company.

WITNESS the hand of said grantor, this <u>33</u> day of December, 2022.

Winterfox, L.L.C., a Utah limited liability company

G. Evan Bybee Its Managing Member

STATE OF Utah):ss

On the 33 day of December, 2022, personally appeared before me **G. Evan Bybee**, duly sworn says that (s)he is the **MANAGING MEMBER** of **Winterfox**, **L.L.C.**, a **Utah limited liability company**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement.

Notary Public, State of Utah Commission # 715652 My Commission Expires December 7, 2024

ENT 166490: 2020 PG 1 of 2

Jeffery Smith

Utah County Recorder

2020 Oct 23 03:13 PM FEE 40.00 BY MG

RECORDED FOR Stewart Title Insurance Agency of Uta

ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:

Winterfox, L.L.C., a Utah limited liability company 5513 West 11000 North, Suite 305 Highland, UT 84003

WARRANTY DEED

Big Dog Management, LLC, **GRANTOR**, hereby CONVEYS AND WARRANTS to Winterfox, L.L.C., a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tracts of land in Utah County, State of Utah described as follows:

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE WEST UTAH AVENUE INDUSTRIAL PARK CONDOMINIUMS, RECORDED DECEMBER 3, 2009 AS ENTRY NO. 125065:2009, AT THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING SOUTH 1748.90 FEET AND EAST 223.37 FEET AND NORTH 00°24'57" EAST 326.37 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARINGS BEING SOUTH 00°38'31" EAST BETWEEN SAID WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 8); AND RUNNING THENCE NORTH 89°25'42" WEST 17.69 FEET; THENCE NORTH 00°50'23" EAST 257.15 FEET; THENCE SOUTH 89°14'37" EAST 16.50 FEET; THENCE SOUTH 00°50'23" WEST 2.20 FEET; THENCE NORTH 89°48'58" WEST 0.70 FEET; THENCE SOUTH 00°24'57" WEST 254.89 FEET ALONG THE EASTERLY LINE OF WEST UTAH AVENUE SUBDIVISION, RECORDED DECEMBER 9, 2009 AS ENTRY NO. 125064:2009, AT THE OFFICE OF THE UTAH COUNTY RECORDER TO THE POINT OF BEGINNING.

Tax ID No. 30:023:0064

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

(Signature page to follow)

File No.: 962628 Warranty Deed File No.: 962628

Warranty Deed - Continued

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WITNESS, the hand of said grantor this 23rd day of October, 2020.

Big Dog Management, LLC

Jared P. Peterson, Member

Alaina Peterson, Member

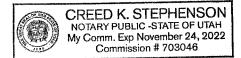
State of Utah County of Utah

On this 23rd day of October, 2020, personally appeared before me, the undersigned Notary Public, Jared P. Peterson and Alaina Peterson, the Members of Big Dog Management, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public

My commission expires: November 24, 2022

ed K. J



ENT 166490:2020 PG 2 of 2