



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**

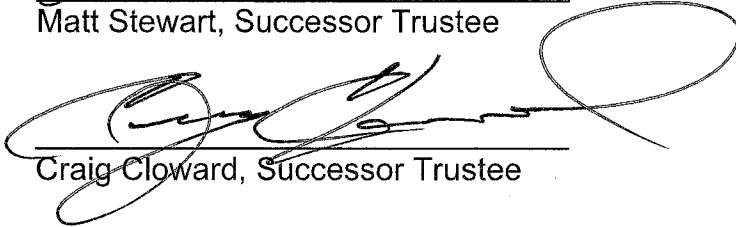
**23-028-0038**

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

Grantor:



Matt Stewart, Successor Trustee

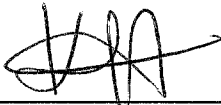


Craig Cloward, Successor Trustee

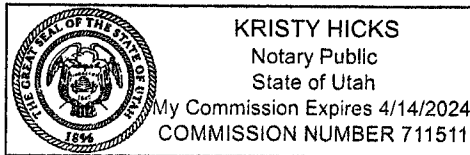
STATE OF UTAH  
COUNTY OF UTAH

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° 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)



Prepared By Provo Land Title  
Company  
83327-19

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. 23-028-0004  
23-028-0039

Witness our hands on 16th day of September, 2021

Grantor:

[Signature] Successor Trustee  
Matt Stewart, Successor Trustee

[Signature], Successor, Trustee  
Craig Cloward, Successor Trustee

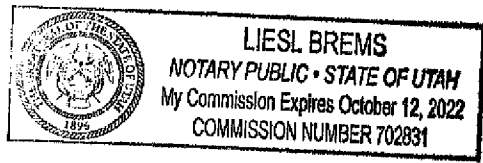
STATE OF UTAH  
COUNTY OF UTAH

Liesl Brems, LB  
[Signature], a

On this 16th day of September, 2021, before me [Signature], 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 persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

[Signature]  
Notary Public



**Exhibit "A"**  
**Property Description**

Parcel #1:

Commencing at a point in a fence line on the North side of 3600 South Street, Utah County, Utah, which point is North 301.98 feet and East 1566.98 feet (based on the Utah Coordinate System) for the West quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North  $89^{\circ} 16' 01''$  West along said fence line 692.53 feet to a fence line; thence North  $1^{\circ} 10' 49''$  East along said fence line 1343.72 feet to the fence line; thence South  $89^{\circ} 13' 29''$  East 701.46 feet to a fence line; thence South  $1^{\circ} 33' 41''$  West along said fence line 1343.29 feet to the point of beginning.

(Tax ID: 21-028-0004)

Parcel #2:

Beginning at a fence corner, which point is North 2694.61 feet and East 899.18 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 along a fence line South  $89^{\circ} 17' 53''$  East 225.7 feet; thence South  $1^{\circ} 33' 41''$  West 1040.88 feet to a fence line; thence along a fence line North  $89^{\circ} 13' 29''$  West 210.04 feet to a fence line corner; thence North  $0^{\circ} 47' 50''$  West 695.61 feet to a fence corner; thence along a fence line North  $1^{\circ} 06' 05''$  East 344.8 feet to the point of beginning.

(Tax ID: 21-028-0039)

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

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## 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

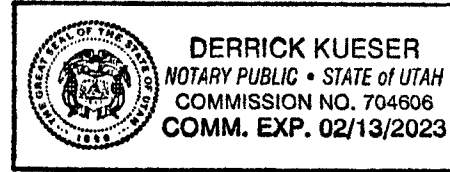
BY: Wayne H McDonald  
Wayne H. McDonald  
Trustee

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.

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.: 152584-MCS

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## WARRANTY DEED

Thompson E. Fehr, as Personal Representative of the Estate of ElRay Painter Fehr, deceased, Probate Case No. 063900413, in the Second District Court in and for Weber County, as to an undivided 2/3 interest; and Robert J. Poulsen, as Personal Representative of the Estate of Marie R. Poulsen, deceased, Probate Case No. 003900570, in the Third Judicial District Court in and for Salt Lake County, as to an undivided 1/3 interest

**GRANTOR(S)** of Ogden, 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.:** 21-097-0054 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 202; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

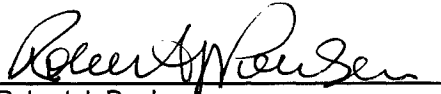
Dated this 20th day of December, 2021.

BY: Thompson E. Fehr  
Thompson E. Fehr  
Personal Representative

BY: \_\_\_\_\_  
Robert J. Poulsen  
Personal Representative

Dated this 20th day of December, 2021.

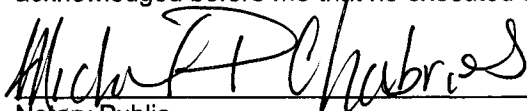
BY: \_\_\_\_\_  
Thompson E. Fehr  
Personal Representative

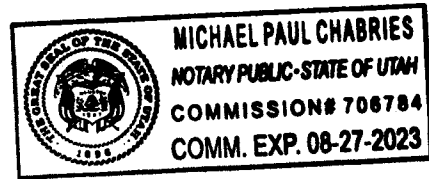
BY:  \_\_\_\_\_  
Robert J. Poulsen  
Personal Representative

STATE OF UTAH

COUNTY OF DAVIS

On this 20th day of December, 2021, before me, personally appeared Thompson E. Fehr, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

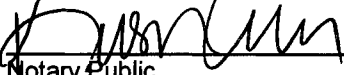
  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of December, 2021, before me, personally appeared Robert J. Poulsen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

A portion of the Northeast quarter and the Southeast quarter of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian, Springville, Utah, more particularly described as follows:

Beginning at a point on an extension of a fence line located North 00°21'27" West along the Section line 1,581.31 feet and West 485.32 feet from the Southeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 88°51'24" West along the extension of and along said fence line 260.74 feet; thence along said fence the following three (3) courses: (1) South 89°42'01" West 94.93 feet; (2) North 89°30'22" West 227.49 feet; and (3) North 89°17'38" West 89.17 feet to a fence corner; thence along a fence the following two (2) courses: (1) North 00°28'12" West 578.29 feet; and (2) North 00°25'54" West 802.89 feet to a fence corner; thence South 89°18'50" East 664.20 feet to a fence corner; thence South 28°17'44" East 22.51 feet to the Northwest corner of said deed; thence South 00°20'47" East along said deed 1,361.15 feet to the point of beginning.



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.: 120585-MCM

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## WARRANTY DEED

South Utah Valley Solid Waste District

**GRANTOR(S)** of Springville, 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.:** 23-027-0008, 23-027-0030, 21-096-0002 and 21-097-0024 (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 7th day of February, 2022.

South Utah Valley Solid Waste District

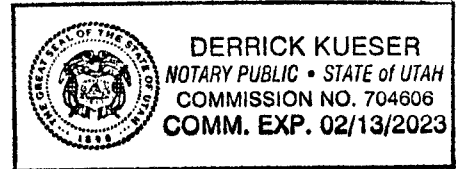
BY:   
Brandon Gordon  
Chairman of the Board

STATE OF UTAH

COUNTY OF UTAH

On this 7th day of February, 2022, before me, personally appeared Brandon Gordon, 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 South Utah Valley Solid Waste District.

\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Commencing at the Northwest corner of the Southwest quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 6.10 chains; thence South 88 3/4° East 3.08 chains; thence North 20' East 10 chains; thence North 88 3/4° West 3.20 chains; thence South 3.90 chains to the place of beginning.

**PARCEL 2:**

Commencing North 2245.33 feet and East 187.67 feet from the Southwest corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°38'30" East 678.93 feet; thence South 89°08' East 329.42 feet; thence South 00°20' West 708.10 feet; thence North 84°05'36" West 332.36 feet; thence South 89°30' West 2.27 feet to the beginning.

**PARCEL 3:**

Commencing 34.34 chains North of the Southeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 9.24 chains; thence West 1.85 chains; thence South 9.24 chains; thence East 1.85 chains to the place of beginning.

**PARCEL 4:**

Commencing North 2247.35 feet and West 9.34 feet from the Southeast corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°25'00" West 112.77 feet; thence North 17.94 feet; thence East 112.61 feet; thence South 00°27'17" East 19.09 feet to the beginning.

Parcels 1 through 4, being described by survey as follows:

A parcel of land located in the NW1/4 & SW1/4 of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian and the NE1/4 & SE1/4 of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located on the easterly deed line as determined by Warranty Deed Entry No. 114747:2008, recorded October 22, 2008 in office of Utah County Recorder and 25 feet perpendicularly distant southerly from the center line of Center Street as determined by survey, said point being located N00°21'07"W 274.58 feet along the Section Line and N89°02'46"W 136.77 feet from the record location of the West Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being S00°21'29"E between the Witness Corner to the West Quarter and the Southwest Corner of said Section 31), said point also being located S89°32'19"W 136.70 feet from said Witness Corner to the West Quarter Corner; thence along said southerly line of Center Street S89°02'46"E 679.00 feet to the northerly extension of an existing fence; thence along said extension and existing fence line, more or less, S00°13'00"W 710.38 feet to an existing fence; thence along said fence line, more or less, the following two (2) courses: (1) N89°02'46"W 23.38 feet; (2) thence N82°54'24"W 310.26 feet to the Northeast deed corner as determined by Warranty Deed Entry No. 760:1997, recorded January 6, 1997 in the office of the Utah County Recorder; thence along said deed N89°25'26"W 344.97 feet to the easterly deed line as determined by Warranty Deed Entry No. 114747:2008, recorded October 22, 2008 in the office of the Utah County Recorder; thence along said deed line North 679.51 feet to the point of beginning.