

Mail Recorded Deed and Tax Notice To:  
Belle Street Investments LLC, a Utah limited liability company  
3688 E Campus Drive, Ste 100  
Eagle Mountain, UT 84005



File No.: 155003-RCP

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## WARRANTY DEED

Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company

**GRANTOR(S)** of Burnsville, State of Minnesota, hereby Conveys and Warrants to

Belle Street Investments LLC, a Utah limited liability company as to an undivided forty nine (49%) percent interest

**GRANTEE(S)** of Eagle Mountain, 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.:** 58-040-0378 (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 June, 2022.

Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company

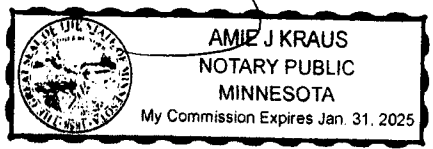
ATTEST:

*Shawn Dahl*  
Shawn Dahl  
Vice President of Real Estate

STATE OF ~~UTAH~~ MINNESOTA  
COUNTY OF ~~UTAH~~ DENNETT

On this 7th day of June, 2022, before me, personally appeared Shawn Dahl, 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 Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company.

*Amie J Kraus*  
Notary Public



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

Beginning at the Northwest corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°43'21" East 1135.80 feet; thence South 43°14'11" East 1607.06 feet; thence South 89°32'16" East 327.98 feet; thence South 224.86 feet; thence South 50°07'02" West 1062.39 feet; thence West 261.25 feet; thence South 70°19'16" West 265.99 feet; thence South 83°32'28" West 357.08 feet; thence South 06°27'32" East 246.13 feet to the Northerly right of way of Pony Express Parkway; thence along the arc of an 803.00 foot radius curve to the left 526.18 feet along said Parkway (central angle = 37°32'40"), the chord of which bears South 64°46'09" West 516.82 feet; thence North 55°15'00" West 574.18 feet; thence North 04°14'45" East 395.65 feet; thence North 07°09'30" West 335.25 feet; thence North 26°58'31" West 224.92 feet; thence North 09°43'06" West 478.75 feet; thence North 20°02'20" West 400.00 feet; thence North 22°05'50" East 377.38 feet; thence North 20°02'20" West 246.26 feet; thence South 89°15'07" East 303.58 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Northwest quarter of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. Being a portion of Eagle Mountain Holdings Property recorded as Entry No. 145185:2002 at the Utah County Recorder's Office, Utah. Basis of bearing for subject parcel being South 88°17'26" West 1309.32 feet (measured) between the Utah County Brass Cap Monuments, marking the North quarter corner and the North closing corner on Fort Crittenden Military boundary line of Section 30. Subject parcel being more particularly described as follows:

Beginning at a point South 88°17'26" West 752.45 feet and South 1392.18 feet from the North quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah; thence South 06°18'44" East 277.33 feet; thence South 39°24'40" West 126.85 feet; thence West 221.24 feet; thence North 373.66 feet; thence East 271.29 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located 1766.15 feet North and 1066.53 feet East of the West quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 36°02'03" East 274.03 feet; thence South 73°10'04" East 71.31 feet; thence South 09°33'35" West 281.55 feet; thence 201.29 feet along a 327.50 foot radius curve to the right (chord bears North 67°13'46" West 198.14 feet) to the point of beginning.

Mail Recorded Deed and Tax Notice To:  
Belle Street Investments LLC, a Utah limited liability company  
3688 E Campus Drive, Ste 100  
Eagle Mountain, UT 84005



File No.: 161423-RCP

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## WARRANTY DEED

Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company, as to its undivided 51% interest

**GRANTOR(S)** of Burnsville, State of Minnesota, hereby Conveys and Warrants to

Belle Street Investments LLC, a Utah limited liability company, as to an undivided fifty one (51%) percent interest

**GRANTEE(S)** of Eagle Mountain, 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.:** 58-040-0378 (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.

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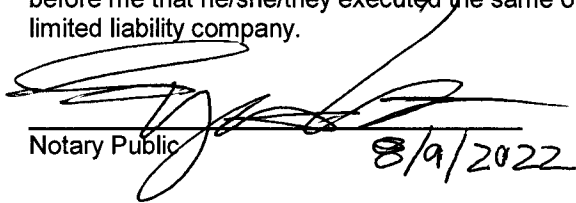
Dated this 9th day of August, 2022.

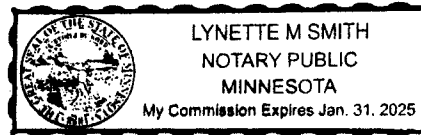
Eagle Mountain Holdings, L.L.C., a Minnesota  
limited liability company

BY:   
Shawn L. Dahl  
Vice President of Real Estate

STATE OF ~~UTAH~~ Minnesota  
COUNTY OF ~~UTAH~~ Dakota

On this 9th day of August, 2022, before me, personally appeared Shawn L. Dahl, 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 Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company.

  
Notary Public 8/9/2022



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