

Mail Recorded Deed and Tax Notice To:
Lakeside Land Partners
7585 South Union Park Avenue, Suite 200
Midvale, UT 84047



File No.: 153515-MCS

WARRANTY DEED

Lakeside Land Partners, LLC, a Utah limited liability company

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

1722 Mohawk, LLC, an Illinois limited liability company, an undivided 18.28% tenant-in-common interest

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.: 23-028-0004 (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 13th day of January, 2022.

Lakeside Land Partners, LLC, a Utah limited liability company


BY: 

Steve Broadbent
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 13th day of January, 2022, before me, personally appeared Steve Broadbent, 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 on behalf of Lakeside Land Partners, LLC, a Utah limited liability company.



Notary Public



EXHIBIT A
Legal Description

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) from the West Quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°16'01" West along said fence line 692.53 feet to a fence line; thence North 1°10'49" East along said fence line 1343.72 feet to a fence line; thence South 89°13'29" East 701.46 feet to a fence line; thence South 1°33'41" West along said fence line 1343.29 feet to the point of beginning.



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

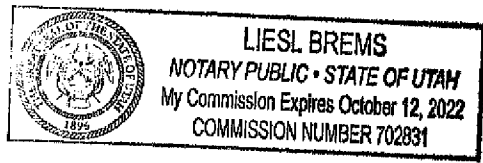


Exhibit "A"
Property Description

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)