

When Recorded Return To:
Dennis M. Astill,
1802 W. South Jordan Pkwy-Ste 200
South Jordan, UT 84095

ENT54524:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 May 02 03:04 PM FEE 40.00 BY CH
RECORDED FOR Pearson Butler
ELECTRONICALLY RECORDED

Send Tax Notices To:
Paul & Lora Hardman, Managers
3232 N 4200 W
Lehi UT 84043

Affecting Parcel Nos.: 58:005:0069, 58:005:0076

SPECIAL WARRANTY DEED

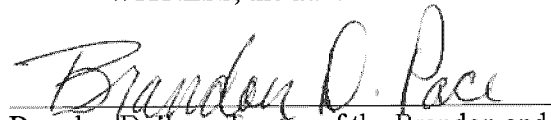
BRANDON D. PACE AND KYLENE PACE AS TRUSTEES OF THE BRANDON AND KYLENE PACE FAMILY TRUST, dated September 11, 2013, Grantor, of the State of Utah, hereby Convey and Warrant against all persons claiming by, through or under Grantors, to WESTERLY PROPERTIES, LLC, a Delaware limited liability company, Grantee, for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See legal description attached hereto as Exhibit A

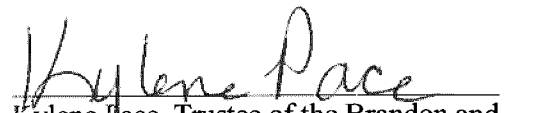
TOGETHER WITH any buildings, improvements, and all rights-of-way, easements, privileges and appurtenances.

SUBJECT TO all easements, encumbrances, restrictions, reservations and rights of way of record or enforceable in law or in equity.

WITNESS, the hand of said Grantors this 11th day of February, 2022.



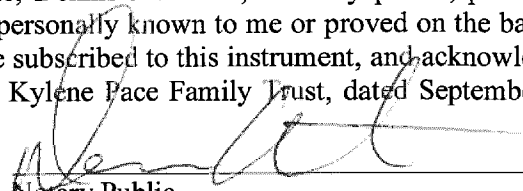
Brandon D. Pace, Trustee of the Brandon and
Kylene Pace Family Trust, dated September
11, 2013



Kylene Pace, Trustee of the Brandon and
Kylene Pace Family Trust, dated September
11, 2013

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 11th day of February, 2022, before me, Dennis M. Astill, a notary public, personally appeared BRANDON D. PACE and KYLENE PACE, personally known to me or proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same as Trustee of the Brandon and Kylene Pace Family Trust, dated September 11, 2013, Grantor.



Notary Public

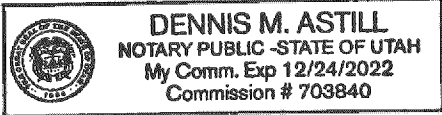


EXHIBIT A
Legal Description

Commencing North 89°49'23" East 791.77 feet along the North line of the Southeast Quarter of Section 35 and South 00°10'37" East 298.47 feet from the Center of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running;
thence South 89°50'57" East 120.00 feet;
thence South 00°09'03" West 300.77 feet;
thence South 89°50'57" East 407.22 feet to a point on the East line of the Northwest Quarter of
the Southeast Quarter of said Section 35;
thence South 00°09'03" West 133.00 feet along the East line of the Northwest Quarter of the
Southeast Quarter of said Section 35;
thence North 89°50'57" West 527.22 feet;
thence North 00°09'03" East 433.77 feet to the point of beginning.
Contains 106,213 square feet or 2.438 acres

Affecting Parcel Nos.: 58:005:0069, 58:005:0076

Union Title File: #9025

MAIL TAX NOTICE TO:
WESTERLY PROPERTIES, LLC
3232 NORTH 4200 WEST
LEHI, UTAH 84043

ENT 126092:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Dec 20 12:44 PM FEE 40.00 BY MG
RECORDED FOR Union Title
ELECTRONICALLY RECORDED

**WARRANTY DEED
(LLC Form)**

PIONEER POINT HOLDINGS, LLC, a Utah limited liability company organized and existing under the laws of the State of Utah, with its principal office at 125 East 300 North, Lehi, Utah 84043

Grantor(s),

hereby CONVEY(s) and WARRANT(s) to

WESTERLY PROPERTIES, LLC, a Delaware Limited Liability Company

Grantee(s),

Of LEHI, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

BEGINNING AT A POINT LOCATED SOUTH 1863.04 FEET AND EAST 3087.62 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 77°49'34" EAST 1221.29 FEET; THENCE SOUTH 44°45'00" EAST 234.90 FEET; THENCE SOUTH 35°42'28" EAST 425.62 FEET; THENCE NORTH 89°56'32" WEST 811.60 FEET; THENCE NORTH 45°59'00" WEST 1106.90 FEET TO THE POINT OF BEGINNING.

AREA = 572,244 sq. feet or 13.137 acres

Tax Parcel: 58-005-0050

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the mangers and/or members of the Grantor at a lawful meeting duly held and attended by all necessary parties.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

**** THE INTENT OF THIS WARRANTY DEED IS THE CLARIFY OWNERSHIP AND THE NEW LEGAL DESCRIPTION IN WARRANTY DEED RECORDED JANUARY 19, 2022 AS ENTRY NO. 8311:2022****

In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer(s) and/or agents this 14 day of December, 2022.

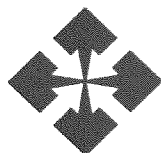
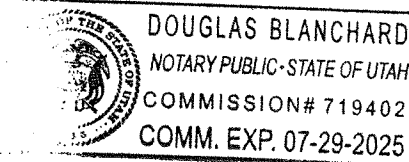
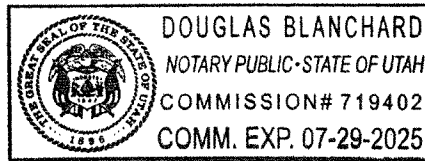
PIONEER POINT HOLDINGS, LLC



By: LISA E. HARDMAN
Its: MANAGER

STATE OF UTAH)
)
) :ss
COUNTY OF UTAH)

On the 14 day of December, 2022, personally appeared before me LISA E. HARDMAN, the signer of the within instrument, who being by me duly sworn did say, each for herself/himself, that the said LISA E. HARDMAN, is the member/manager and/or a duly-authorized officer of PIONEER POINT HOLDINGS, LLC, and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its managers and/or members and the said LISA E. HARDMAN, acknowledged to me that said company executed the same.


Notary Public

UNION TITLE
INSURANCE AGENCY LLC
272 WEST 200 NORTH STE 110 LINDON, UT 84043
OFFICE: 801.899.2332 | FAX: 801.899.2333