

Union Title File: #ACCOM

MAIL TAX NOTICE TO:  
PIONEER POINT HOLDINGS, LLC  
125 EAST 300 NORTH  
LEHI, UTAH 84043

ENT126091:2022 PG 1 of 3  
**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)**

**WESTERLY PROPERTIES, LLC**, a Delaware limited liability company organized and existing under the laws of the State of Utah, with its principal office at 9971 Redwood Rd., Lehi, Utah 84043

Grantor(s),

hereby CONVEY(s) and WARRANT(s) to

**PIONEER POINT HOLDINGS, LLC**, a Utah 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

SEE EXHIBIT "A"

**Tax Parcel: 58-005-0049 (for reference purposes only)**

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 managers 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.

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.

WESTERLY PROPERTIES, LLC

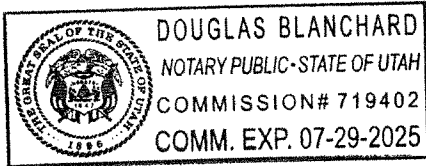
  
By: PAUL HARDMAN  
Its: MANAGER

  
By: LORA M. HARDMAN  
Its: MANAGER

STATE OF UTAH                    )  
  :SS  
COUNTY OF UTAH                )

On the 14 day of December, 2022, personally appeared before me PAUL HARDMAN AND LORA M. HARDMAN, the signer of the within instrument, who being by me duly sworn did say, each for herself/himself, that the said PAUL HARDMAN AND LORA M. HARDMAN, is the member/manager and/or a duly-authorized officer of WESTERLY PROPERTIES, 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 PAUL HARDMAN AND LORA M. HARDMAN, acknowledged to me that said company executed the same.

  
Notary Public



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

Lot 4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING a strip of land two rods wide and extending one rod on each side of the following described center line, Beginning at a point 20.21 chains South and 3.45 chains West from the Northeast corner of the Northwest quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South  $41\frac{1}{2}^{\circ}$  East 5.20 chains; thence South 16.31 chains.

ALSO LESS AND EXCEPTING a strip of land varying width situated in Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Said strip of land extending 25 feet each side and parallel with the following described center line: Beginning at a point in the East line of Section 35, 1298 feet East and 1808 feet North  $45^{\circ}59'$  West from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North  $45^{\circ}59'$  West 1999 feet, describing a 75 foot strip of land extending 25 feet Eastwardly and 50 feet Westwardly and parallel with said center line; thence continuing on same bearing 1368.1 feet to the PC of a  $5^{\circ}$  spiralled curve to the right. Describing a 100 foot strip of land extending 50 feet each side and parallel with said center line; thence Northwesterly along said  $5^{\circ}$  curve to the right 507.9 feet, more or less, to a point in the South line of the Northeast quarter of the Northwest quarter of said Section 35, describing a 100 foot strip of land extending 50 feet each side and parallel with said center line.

ALSO LESS AND EXCEPTING THEREFROM that property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 344 of the official records of Utah County.

ALSO LESS AND EXCEPTING that portion of said Lot 4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, lying west of the Jordan River and east of the following:

A strip of land varying width situated in Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Said strip of land extending 25 feet each side and parallel with the following described center line: Beginning at a point in the East line of Section 35, 1298 feet East and 1808 feet North  $45^{\circ}59'$  West from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North  $45^{\circ}59'$  West 1999 feet, describing a 75 foot strip of land extending 25 feet Eastwardly and 50 feet Westwardly and parallel with said center line; thence continuing on same bearing 1368.1 feet to the PC of a  $5^{\circ}$  spiralled curve to the right. Describing a 100 foot strip of land extending 50 feet each side and parallel with said center line; thence Northwesterly along said  $5^{\circ}$  curve to the right 507.9 feet, more or less, to a point in the South line of the Northeast quarter of the Northwest quarter of said Section 35, describing a 100 foot strip of land extending 50 feet each side and parallel with said center line.

Union Title File: #9025 - ACCOM

MAIL TAX NOTICE TO:  
PIONEER POINT HOLDINGS, LLC  
125 EAST 300 NORTH  
LEHI, UTAH 84043

ENT 126093:2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Dec 20 12:44 PM FEE 40.00 BY MG  
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**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

**PIONEER POINT HOLDINGS, LLC**, a Utah 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 1298.38 FEET AND EAST 2654.29 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°54'16" EAST 917.33 FEET; THENCE SOUTH 30°56'19" EAST 308.52 FEET; THENCE SOUTH 44°45'00" EAST 782.96 FEET; THENCE NORTH 77°49'34" WEST 1221.29 FEET; THENCE NORTH 45°59'00" WEST 287.91 FEET; THENCE ALONG THE ARC OF A 1095.92 FOOT RADIUS CURVE TO THE RIGHT 391.12 FEET (CHORD BEARS NORTH 35°35'32" WEST 389.05 FEET; THENCE NORTH 00°10'24" EAST 48.23 FEET TO THE POINT OF BEGINNING.

AREA = 653,401 feet or 15.000 acres

**Tax Parcel: 58-005-0050 (for reference purposes only)**

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 managers 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\*\***

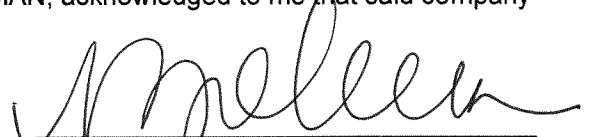
In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer(s) and/or agents this 14<sup>th</sup> day of December, 2022.

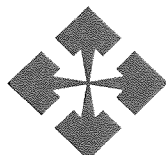
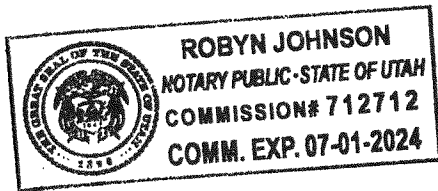
PIONEER POINT HOLDINGS, LLC

  
By: LISA E. HARDMAN  
Its: MANAGER

STATE OF UTAH                    )  
  :SS  
COUNTY OF UTAH            )

On the 14<sup>th</sup> 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 LONDON, UT 84043  
CITY TEL 801.899.2332 | FAX 801.899.2333