

When recorded mail to (Tax Mailing Address):  
Valley View Foothills, LLC  
9089 South 1300 West #100  
West Jordan, UT 84088  
MTC File No. 267056

ENT8968:2019 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2019 Feb 01 11:28 AM FEE 13.00 BY MG  
RECORDED FOR Meridian Title Company  
ELECTRONICALLY RECORDED

## WARRANTY DEED

Musketeer, LC, a Utah limited liability company, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEYS and WARRANTS to

Valley View Foothills, LLC, a Utah limited liability company,  
as GRANTEE, the following real property located in Utah County, State of Utah, described as:

A portion of the NE1/4 of Section 13, Township 5 South, Range 2 West, & the NW1/4 of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows: Beginning at the Northwest Corner of Section 18, T5S, R1W, SLB&M (Basis of Bearing: S89°19'12"E Between the South ¼ Corner and Southeast Corner of Section 13, T5S, R2W, SLB&M); thence S89°58'54"E along the Section line 537.51 feet; thence S22°33'43"E 105.71 feet; thence S70°44'49"E 53.67 feet; thence S22°33'43"E 294.04 feet; thence S20°04'09"E 142.47 feet; thence S65°09'44"W 270.51 feet; thence N24°50'16"W 41.69 feet; thence S65°09'44"W 50.00 feet; thence southwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: S65°09'44"W) 23.56 feet through a central angle of 90°00'00" (chord: S20°09'44"W 21.21 feet); thence S65°09'44"W 73.98 feet; thence along the arc of a 321.00 foot radius curve to the right 43.86 feet through a central angle of 7°49'40" (chord: S69°04'34"W 43.82 feet); thence N14°34'35"W 213.23 feet; thence S75°19'29"W 78.96 feet; thence N89°17'21"W 107.90 feet; thence N00°42'11"E 46.65 feet; thence S65°27'00"W 109.31 feet; thence N89°17'30"W 30.00 feet to the easterly line of VALLEY VIEW FOOTHILLS, PHASE "A", PLAT 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°43'17"E along said plat 313.43 feet; thence N29°05'18"W along said plat 208.07 feet to the Section line; thence S89°50'57"E along the Section line 97.32 feet to the point of beginning.


Tax Parcel No. 58-044-0097, 58-033-0415

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 31<sup>st</sup> day of January, 2019.

Musketeer, LC, a Utah limited liability company

  
\_\_\_\_\_  
Gary W. McDougal, Manager

  
\_\_\_\_\_  
Kenneth S. Olson, Manager

STATE OF UTAH )  
 )  
 ) :SS  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2019, by Gary W. McDougal and Kenneth S. Olson, as Managers of Musketeer, LC, a Utah limited liability company, who duly acknowledged that the foregoing was executed by authority.

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

