

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

ENT 190218:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Dec 01 10:22 AM FEE 40.00 BY IP
RECORDED FOR Integrated Title Insurance Services,
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
2479 East Field Rose Drive
Salt Lake City, UT 84121

SPECIAL WARRANTY DEED

ITS File No.: 88681
PIN: 58-048-0109, 58-048-0108 and 58-048-0102

EAGLE12, LLC, a Utah limited liability company, Grantor,

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor, but not otherwise, to

R5 DEVELOPMENT, LLC, a Utah limited liability company, Grantee,

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100-----
DOLLARS, and other good and valuable considerations the following described tract of land in Utah
County, State of Utah, to-wit:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°15'07"E ALONG THE SECTION LINE 395.54 FEET AND
SOUTH 237.02 FEET FROM THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 5
SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING ON THE BOUNDARY
OF SUNSET RIDGE PHASE "A", PLAT 6 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG SAID PLAT THE FOLLOWING
THREE (3) COURSES: S89°15'07"E 197.35 FEET; THENCE N1°40'00"E 3.70 FEET; THENCE
S89°15'07"E 155.36 FEET TO THE WESTERLY BOUNDARY LINE OF SUNSET RIDGE PHASE "A",
PLAT 2 TOGETHER WITH SUNSET RIDGE PHASE "A", PLAT 1 ACCORDING TO THE OFFICIAL
PLATS THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG
SAID WESTERLY PLAT LINES THE FOLLOWING THREE (3) COURSES: SOUTH 333.41 FEET;
THENCE S22°06'30"E 454.20 FEET; SOUTH 125.53 FEET TO THE NORTHEAST CORNER OF
SUNSET RIDGE PHASE "A", PLAT 4 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF
SAID PLAT THE FOLLOWING FIVE (5) COURSES: N89°59'29"W 147.86 FEET; THENCE N1°40'00"E
7.37 FEET; THENCE ALONG THE ARC OF A 374.50 FOOT RADIUS CURVE TO THE LEFT 28.19
FEET THROUGH A CENTRAL ANGLE OF 4°18'45" (CHORD: N0°29'23"W 28.18 FEET); THENCE
S84°33'24"W 91.96 FEET; THENCE S66°52'30"W 120.89 FEET TO THE EASTERLY BOUNDARY OF
SUNSET RIDGE PHASE "A", PLAT 6 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG SAID PLAT THE FOLLOWING
FIVE (5) COURSES: N0°41'03"W 303.56 FEET; THENCE WEST 184.73 FEET; THENCE N1°40'00"E

162.71 FEET; THENCE N89°15'07"W 2.16 FEET; THENCE N1°40'00"E 435.26 FEET TO THE POINT OF BEGINNING.

BEING PARCEL IDENTIFICATION NO. 58-048-0109, 58-048-0108 AND 58-048-0102

BEING THE PROPOSED SUNSET RIDGE PHASE "A", PLAT 7.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this ^{30th}~~25th~~ day of November, 2020.

EAGLE12, LLC, a Utah limited liability company

BY: _____

ALI RAFATI
Manager

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the ^{30th}~~25th~~ of November, 2020, personally appeared before me ALI RAFATI who being duly sworn did say that he/she/they is the Manager of EAGLE12, LLC, a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said ALI RAFATI acknowledged to me that he/she/they, as such Manager, executed the same in the name of the limited liability company.

Notary Public -

Commission Expires: 12-15-23
Commission No.: 709307

