

Mail Recorded Deed and Tax Notice To:  
Keystone Construction, LLC, a Utah limited liability company  
520 S. 850 E., Suite A300  
Lehi 84043

COTTONWOOD

File No.: 153510-DMP

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## **SPECIAL WARRANTY DEED**

**Left Turn, LLC, a Utah limited liability company**

**GRANTOR(S)** of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Keystone Construction, LLC, a Utah limited liability company**

**GRANTEE(S)** of Lehi, 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**

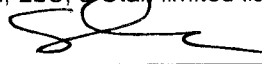
**TAX ID NO.:** 13-068-0031 and 13-068-0032 (for reference purposes only)

**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 <sup>21st</sup>~~20th~~ day of January, 2022.

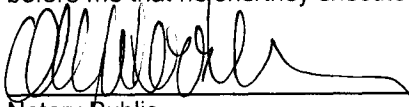
Left Turn, LLC, a Utah limited liability company

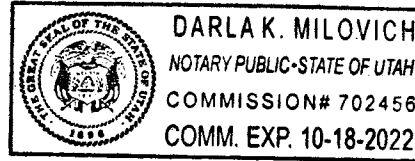
BY:   
Scott Smithson  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On <sup>21st</sup>~~20th~~ day of January, 2022, before me, personally appeared Scott Smithson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Left Turn, LLC, a Utah limited liability company.

  
Notary Public



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

PARCEL 1:

BEGINNING AT A POINT LOCATED S89°52'20"W 874.10 FEET AND SOUTH 793.55 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 22°18'20" EAST 183.32 FEET; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 139.99 FEET); THENCE SOUTH 00°07'53" EAST 691.03 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS S45°42'36"W 35.87 FEET); THENCE NORTH 88°26'55" WEST 121.46 FEET; THENCE NORTH 04°56'17" WEST 127.39 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS N73°13'34"W 47.49 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS N78°21'46"W 13.75 FEET); THENCE NORTH 10°19'08" WEST 64.54 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°26'34" AND LONG CHORD BEARS N34°35'23"E 77.46 FEET); THENCE NORTH 00°07'53" WEST 270.52 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.49 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS S81°01'29"W 29.64 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS N57°55'53"W 81.18 FEET); THENCE NORTH 29°57'13" WEST 124.72 FEET; THENCE NORTH 71°44'43"W 60.17 FEET; THENCE NORTH 19°28'44" EAST 94.33 FEET; THENCE NORTH 13°25'43" WEST 135.83 FEET; THENCE SOUTH 89°23'29" EAST 231.89 FEET; THENCE NORTH 01°01'26" EAST 400.72 FEET; THENCE EAST 39.18 FEET; THENCE SOUTH 222.75 FEET; THENCE ALONG THE ARC OF A 513.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 87.45 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°46'00" AND LONG CHORD BEARS S17°25'20"E 87.34 FEET); TO THE POINT OF BEGINNING. (AKA PROPOSED AF CROSSING PLAT "E-1")

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

PARCEL 2:

BEGINNING AT A POINT LOCATED S89°52'20"W 1178.46 FEET AND SOUTH 884.98 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 13°25'43" EAST 135.83 FEET; THENCE SOUTH 19°28'44" WEST 94.33 FEET; THENCE SOUTH 71°44'43" EAST 60.17 FEET; THENCE SOUTH 29°57'13" EAST 124.72 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS S57°55'53"E 81.18 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 42.49 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS N81°01'29"E 29.64 FEET); THENCE SOUTH 00°07'53" EAST 270.52 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°26'34" AND LONG CHORD BEARS S34°35'23"W 77.46 FEET); THENCE SOUTH 10°19'08" EAST 64.54 FEET; THENCE ALONG THE ARC OF A 15.00

FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS S78°21'46"E 13.75 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS S73°13'34"E 47.49 FEET); THENCE SOUTH 04°56'17" EAST 127.39 FEET; THENCE NORTH 88°26'55" WEST 181.23 FEET; THENCE NORTH 05°06'36" WEST 125.80 FEET; THENCE NORTH 07°10'09" WEST 64.04 FEET; THENCE NORTH 09°52'59" WEST 112.76 FEET; THENCE SOUTH 71°44'36" WEST 102.25 FEET; THENCE NORTH 84°46'30" WEST 70.10 FEET; THENCE SOUTH 70°32'58" WEST 101.79 FEET; THENCE NORTH 19°51'06" WEST 13.73 FEET; THENCE NORTH 22°04'57" WEST 91.22 FEET; THENCE NORTH 26°41'54" WEST 75.07 FEET; THENCE NORTH 29°51'37" WEST 90.00 FEET; THENCE NORTH 32°06'23" WEST 49.78 FEET; THENCE NORTH 36°32'59" WEST 73.21 FEET; THENCE NORTH 38°55'54" WEST 75.61 FEET; THENCE NORTH 43°14'59" WEST 86.77 FEET; THENCE NORTH 43°38'15" WEST 64.02 FEET; THENCE NORTH 47°45'12" WEST 156.22 FEET; THENCE NORTH 10°58'14" WEST 68.38 FEET; THENCE SOUTH 89°56'27" EAST 281.10 FEET; THENCE SOUTH 89°54'00" EAST 332.29 FEET; THENCE SOUTH 89°23'29" EAST 80.88 FEET TO THE POINT OF BEGINNING. (AKA PROPOSED AF CROSSING PLAT "E-2")

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)