

Mail Recorded Deed and Tax Notice To:
Rivers Edge Investments, Inc.
45 E. Center Street, Suite 103
North Salt Lake, Utah 84054
Attention: Nathan W. Pugsley

ENT 194674:2021 PG 1 of 5
Andrea Allen
Utah County Recorder
2021 Nov 19 11:14 AM FEE 40.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



SPECIAL WARRANTY DEED

Rivers Edge Investments, Inc., a Utah corporation

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

Rivers Edge Condos, LLC, a Utah limited liability company

GRANTEE(S) of North Salt Lake, 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.: 46-992-0004 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 18th day of November, 2021.

Rivers Edge Investments, Inc., a Utah corporation

BY: 
Nathan W. Pugsley, President

STATE OF UTAH

COUNTY OF DAVIS

On this 18th day of November, 2021, before me, personally appeared Nathan W. Pugsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Rivers Edge Investments, Inc., a Utah corporation.



Notary Public

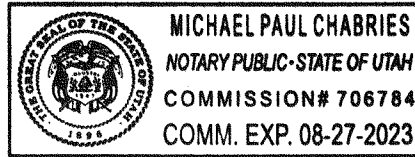


EXHIBIT A
Legal Description

Legal Description of Property Owned by Rivers Edge Investments, Inc.
After Boundary Line Adjustment

Tract 2:

Beginning at a point on the north line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 191.28 feet North 88°26'46" East, along the section line, and 1921.06 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running, thence along the boundary of said The Mix at Rivers Edge, the following three (3) courses: (1) North 88°12'26" East 263.74 feet, (2) South 46°40'41" East 162.29 feet, (3) South 01°37'34" East 168.03 feet; thence West 123.87 feet; thence South 84.57 feet; thence southwesterly 7.85 feet along the arc of a 5.00 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 45°00'00" West 7.07 feet); thence West 132.95 feet; thence North 140.15 feet; thence northwesterly 7.05 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 40°23'27", (chord bears North 45°17'06" West 6.90 feet); thence northwesterly 52.50 feet along the arc of a 53.74 foot radius curve to the left, through a central angle of 55°58'36", (chord bears North 53°34'29" West 50.44 feet); thence West 79.14 feet; thence North 185.67 feet to the Point of Beginning.

Tract 3:

Beginning at a point on the east line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 570.23 feet North 88°26'46" East, along the section line, and 1639.62 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence, along said east line, South 01°37'34" East 354.64 feet; thence West 111.49 feet; thence South 12.47 feet; thence southerly 11.09 feet along the arc of a 52.50 foot radius curve to the left, through a central angle of 12°06'19", (chord bears South 13°59'54" West 11.07 feet); thence West 157.72 feet; thence North 288.14 feet; thence East 132.95 feet; thence northeasterly 7.85 feet along the arc of a 5.00 foot radius curve to the left, through a central angle of 90°00'00" (chord bears North 45°00'00" East 7.07 feet); thence North 84.57 feet; thence East 123.87 feet to the Point of Beginning. Basis of Bearing being North 88°26'46" East along the section line from the South Quarter Corner to a witness corner marking the Southeast Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

PARCEL 2:

NON-EXCLUSIVE RECIPROCAL RIGHTS PRIVILEGES AND EASEMENTS OVER, UPON AND ACROSS THE COMMON AREAS OF EVERY OTHER PHASE OR PAD IN THE SHOPPING CENTER AND UPON AND ACROSS ALL PARKING, ACCESS AND DRIVEWAY PORTIONS OF THE COMMON AREAS, FOR VEHICULAR ACCESS, PARKING AND DELIVERY AS CREATED BY DECLARATION OF EASEMENT, COVENANTS, RESTRICTIONS RECORDED SEPTEMBER 04, 1986, AS ENTRY NO. 29349, IN BOOK 2336, PAGE 258, FURTHER AMENDED ON APRIL 03, 1987, AS ENTRY NO. 12537, IN BOOK 2400, PAGE 674 AND RE-RECORDED ON APRIL 27, 1987 AS ENTRY NO. 16005, IN BOOK 2408, PAGE 539, FURTHER AMENDED ON APRIL 11, 1988 AS ENTRY NO. 9917, IN BOOK 2501, PAGE 907, FURTHER AMENDED ON MAY 17, 1991 AS ENTRY NO. 18664, IN BOOK 2792, PAGE 137, FURTHER AMENDED ON JUNE 1, 1992, AS ENTRY NO. 26586, IN BOOK 2942, PAGE 921, FURTHER AMENDED ON OCTOBER 10, 2002, AS ENTRY NO. 120021:2002, ALL OF OFFICIAL RECORDS.

PARCEL 3:

NON-EXCLUSIVE WATER LINE EASEMENT, STORM DRAIN LINE EASEMENT AND INLET EASEMENT AS CREATED AND DESCRIBED BY EASEMENT GRANT RECORDED ON MARCH 07, 1990, AS ENTRY NO. 6923, IN BOOK 2670, PAGE 791 OF OFFICIAL RECORDS.