

ENT 210277:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Dec 31 11:20 AM FEE 40.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
The Legends Compound, LLC, a Utah limited liability company
494 West 1300 North
Springville, UT 84663



File No.: 138399-EDP

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.

SPECIAL WARRANTY DEED

RS Legends, LLC, a Utah limited liability company

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

The Legends Compound, LLC

GRANTEE(S) of Springville, 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:

Beginning at a point North 89°11'49" East 1149.36 feet and North 265.45 feet from the South quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°41'57" West for a distance of 202.52 feet to a point on a line; thence North 00°18'03" East for a distance of 124.17 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 89°58'13", having a radius of 13.00 feet, and whose long chord bears North 45°18'03" East for a distance of 18.38 feet to a point of intersection with a non-tangential line; thence South 89°41'57" East for a distance of 188.81 feet to a point on a line; thence South 00°00'00" West a distance of 137.17 feet to the point of beginning.

TAX ID NO.: 52-974-0014 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this December 30th 2020.

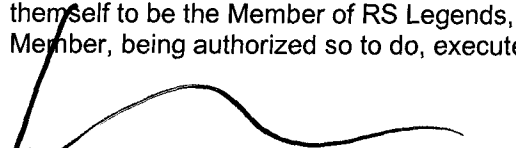
RS Legends, LLC, a Utah limited liability company

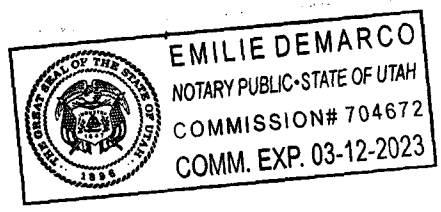
BY: 
Rick M. Salisbury
Member

STATE OF UTAH

COUNTY OF UTAH

On the December 30th 2020, personally appeared before me Rick M. Salisbury, who acknowledged themselves to be the Member of RS Legends, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



Mail Recorded Deed and Tax Notice To:

The Legends Compound, LLC
494 West 1300 North
Springville, UT 84663



File No.: 138403-EDP

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.

SPECIAL WARRANTY DEED

RS Legends, LLC, a Utah Limited Liability Company and Salisbury Land Development LLC, a Utah limited liability company, as their interests may appear

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

The Legends Compound, LLC, a Utah limited liability company, an undivided 1/3 tenant-in-common interest;

Strap Tank Brewing Company, LLP, a Utah limited liability partnership, an undivided 1/3 tenant-in-common interest; and

The Rick & Victoria Salisbury Foundation, a Utah nonprofit corporation, DBA Legends Motorcycle Museum, an undivided 1/3 tenant-in-common interest

GRANTEE(S) of Springville, 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.: 59-974-0014 and 52-974-0015 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this December 30, 2020.

RS Legends, LLC, a Utah limited liability company

BY: [Signature]
Rick M. Salisbury
Member

Salisbury Land Development LLC, a Utah limited liability company

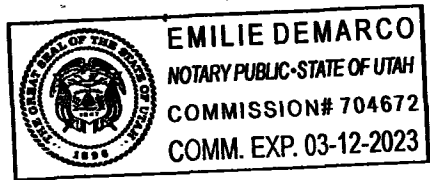
BY: [Signature]
Rick M. Salisbury
Member

STATE OF UTAH

COUNTY OF UTAH

On the December 30,2020, personally appeared before me Rick M. Salisbury, who acknowledged themselves to be the Member of RS Legends, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF UTAH

On the December 30,2020, personally appeared before me Rick M. Salisbury, who acknowledged themselves to be the Member of Salisbury Land Development LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public

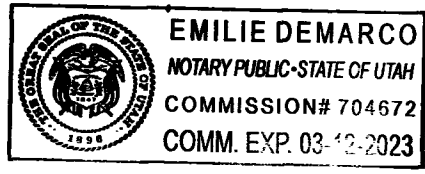


EXHIBIT A
Legal Description

BEGINNING AT A POINT NORTH 89°11'49" EAST 946.77 FEET AND SOUTH 222.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE, N 00° 08' 56" W FOR A DISTANCE OF 28.00 FEET TO A POINT ON A LINE; THENCE, N 89° 51' 04" E FOR A DISTANCE OF 174.00 FEET TO A POINT ON A LINE; THENCE, N 00° 08' 56" W FOR A DISTANCE OF 226.79 FEET TO A POINT ON A LINE; THENCE, S 89° 57' 48" W FOR A DISTANCE OF 11.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 15° 12' 11.9", HAVING A RADIUS OF 186.00 FEET, AND WHOSE LONG CHORD BEARS S 82° 14' 57" W FOR A DISTANCE OF 49.21 FEET TO THE BEGINNING OF A NONTANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 15° 12' 11.9", HAVING A RADIUS OF 214.01 FEET, AND WHOSE LONG CHORD BEARS S 82° 14' 57" W FOR A DISTANCE OF 56.62 FEET; THENCE, S 89° 51' 04" W FOR A DISTANCE OF 57.63 FEET TO A POINT ON A LINE; THENCE, N 00° 08' 39" W FOR A DISTANCE OF 47.00 FEET TO A POINT ON A LINE; THENCE, N 89° 51' 07" E FOR A DISTANCE OF 147.23 FEET TO A POINT ON A LINE; THENCE, N 00° 00' 00" E FOR A DISTANCE OF 159.95 FEET TO A POINT ON A LINE; THENCE, N 89° 41' 56" W FOR A DISTANCE OF 146.67 FEET TO A POINT ON A LINE; THENCE, N 00° 18' 03" E FOR A DISTANCE OF 43.00 FEET TO A POINT ON A LINE; THENCE, S 89° 41' 57" E FOR A DISTANCE OF 202.52 FEET TO A POINT ON A LINE; THENCE, N 00° 00' 00" E FOR A DISTANCE OF 137.17 FEET TO A POINT ON A LINE; THENCE, S 89° 41' 57" E FOR A DISTANCE OF 322.81 FEET TO A POINT ON A LINE; THENCE, S 89° 41' 57" E FOR A DISTANCE OF 90.00 FEET TO A POINT ON A LINE; THENCE, S 00° 08' 56" E FOR A DISTANCE OF 624.25 FEET TO A POINT ON A LINE; THENCE S 89° 51' 04" W A DISTANCE OF 617.00 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT NORTH 89°11'49" EAST 1201.10 FEET AND NORTH 117.91 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE, N 00° 00' 00" E FOR A DISTANCE OF 190.10 FEET TO A POINT ON A LINE; THENCE, N 90° 00' 00" E FOR A DISTANCE OF 271.31 FEET TO A POINT ON A LINE; THENCE, S 00° 08' 56" E FOR A DISTANCE OF 186.79 FEET TO A POINT ON A LINE; THENCE S 89° 18' 08" W A DISTANCE OF 271.82 FEET TO THE POINT OF BEGINNING.