

Mail Tax notice to:
Grantee
11650 South State Street, Suite 300
Draper, UT 84020
File No.: ET10698
Tax ID No.: 53:667:0001, 53:667:0002, 53:667:0003, 53:667:0004
53:667:0005, 53:667:0006, 53:667:0007, 53:667:0008, 53:667:0010
53:667:0011, 53:667:0012, 53:667:0013, 53:667:0052, 53:667:0053
53:667:0054, 53:667:0055, 53:667:0056, 53:667:0057, 53:667:0058
53:667:0059, 53:667:0060, 53:667:0061, 53:667:0062

ENT 11064 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 14 03:40 PM FEE 66.00 BY AC
RECORDED FOR Metro Experience Title
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Tayside Farm, LLC, a Utah limited liability company

GRANTOR of Murray, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

Bach Homes, LLC, a Utah limited liability company

GRANTEE of 11650 South State Street, Suite 300, Draper, UT 84020 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Utah County, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 14th day of February, 2025

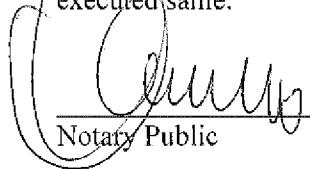
Tayside Farm, LLC, a Utah limited liability company

By; Hamlet Homes IV Corporation, a Utah corporation
Its; Manager

By: 
Elliott Jenkins, Vice President

State of Utah, County of Salt Lake)ss:

On this date, February 14, 2025, personally appeared before me Elliott Jenkins, who being by me duly sworn did say that he/she is a Vice President of Tayside Farm LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Elliott Jenkins acknowledged to me that said limited liability company executed same.


Notary Public

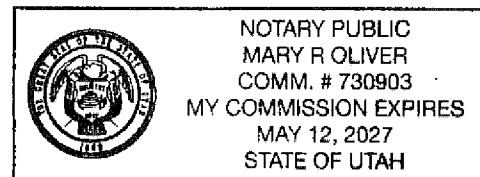


Exhibit "A"

Lots 1 through 8, Lots 10 through 13, Lots 52 through 62, TAYSIDE FARM PLAT A, SUBDIVISION, VACATING PARCELS B, C AND D OF OLIVER'S PLACE PLAT A, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.