



ENT 118253 : 2021 PG 1 of 4  
**Andrea Allen**  
**Utah County Recorder**  
2021 Jul 02 11:34 AM FEE 40.00 BY SW  
RECORDED FOR Trident Title Insurance Agency, LLC  
ELECTRONICALLY RECORDED

**Prepared By Trident Title Insurance  
Agency, LLC  
91448-21**

**After Recording Mail To:**

13702 S 200 W B12  
Draper UT 84020

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Tanuki Investments, LLC**

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),  
and other good and valuable consideration in hand paid by

**Edge Homes Utah, LLC, a Utah Limited Liability Company**

GRANTEE(S), of Wildflower Village 4, Saratoga Springs, UT 84045

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying  
in Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND  
MADE A PART HEREOF.

**TOGETHER WITH** all rights, privileges and appurtenances belonging or in anywise  
appertaining members and appurtenances to the Real Estate in anywise appertaining  
thereto, being subject, however, to easements, rights of way, restrictions, etc., of record  
or enforceable in law or equity.

**Tax Serial No. 58-021-0394**

**Witness our hands on 1st day of July, 2021**

**Grantor:**

Tanuki Investments, LLC, a Utah Limited Liability Company

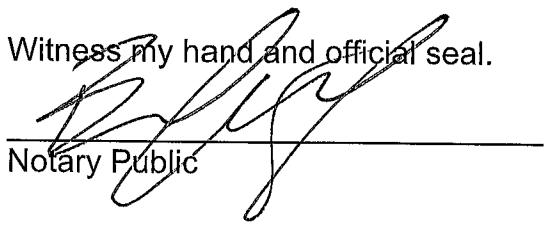
By:

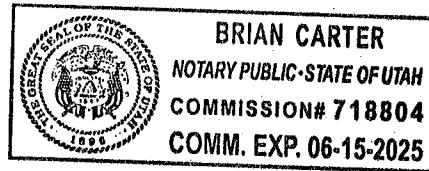
Bryan Elamm, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 1st day of July, 2021, personally appeared Bryan Flamm, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of Tanuki Investments, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public



## EXHIBIT A

## Property 1:

A portion of the West Half of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North 89° 32' 24" West along the Section Line 551.49 feet and North 845.44 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a non-tangent curve to the right 192.40 feet with a radius of 229.50 feet through a central angle of 48° 02' 00" chord: North 25° 15' 36" West 186.81 feet; thence North 1° 14' 35" West 59.01 feet; thence along the arc of a curve to the right 48.21 feet with a radius of 279.50 feet through a central angle of 9° 52' 59" chord: North 3° 41' 54" East 48.15 feet to a point of reverse curve; thence along the arc of a curve to the left 690.22 feet with a radius of 920.50 feet through a central angle of 42° 57' 44" chord: North 12° 50' 29" West 674.17 feet to a point of reverse curve; thence along the arc of a curve to the right 365.21 feet with a radius of 529.50 feet through a central angle of 39° 31' 08" chord: North 14° 33' 47" West 358.02 feet; thence North 5° 11' 47" East 380.49 feet; thence North 84° 48' 13" West 100.00 feet; thence North 5° 11' 47" East 150.00 feet; thence North 13° 18' 08" West 51.03 feet; thence North 37° 06' 24" West 51.17 feet; thence North 61° 37' 19" West 51.17 feet; thence North 16° 07' 13" East 100.00 feet; thence along the arc of a non-tangent curve to the left 42.60 feet with a radius of 220.50 feet through a central angle of 11° 04' 09" chord: North 79° 24' 52" West 42.53 feet; thence North 84° 56' 56" West 320.71 feet; thence along the arc of a curve to the left 19.07 feet with a radius of 12.00 feet through a central angle of 91° 04' 29" chord: South 49° 30' 49" West 17.13 feet; thence along the arc of a curve to the left 21.38 feet with a radius of 170.50 feet through a central angle of 7° 11' 08" chord: South 0° 23' 01" West 21.37 feet; thence South 86° 47' 27" West 59.00 feet; thence South 55° 42' 48" West 165.56 feet; thence North 12° 34' 22" East 196.07 feet; thence North 5° 03' 04" East 1024.33 feet; thence North 89° 52' 43" East 1405.22 feet; thence South 0° 17' 28" West 304.26 feet to the proposed westerly right-of-way line of Mountain View Corridor; thence along said westerly right-of-way line the following seven (7) courses: thence along the arc of a non-tangent curve to the left 21.43 feet with a radius of 1000.00 feet through a central angle of 1° 13' 41" chord: South 20° 20' 12" West 21.43 feet; thence South 19° 43' 22" West 600.87 feet; thence South 15° 24' 52" West 391.36 feet; thence South 17° 09' 12" West 330.78 feet; thence along the arc of a curve to the left 452.55 feet with a radius of 1229.50 feet through a central angle of 21° 05' 21" chord: South 6° 36' 32" West 450.00 feet; thence South 3° 56' 09" East 560.76 feet; thence along the arc of a curve to the right 577.91 feet with a radius of 1085.00 feet through a central angle of 30° 31' 03" chord: South 11° 19' 23" West 571.10 feet to the point of beginning.

LESS AND EXCEPTING the following described parcels:

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North 89° 32' 24" West along the Section Line 794.07 feet

and North 3871.57 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 52' 43" West 50.58 feet; thence along the arc of a non-tangent curve to the left 18.85 feet with a radius of 12.00 feet through a central angle of 90° 00' 00", chord: North 44° 52' 43" East 16.97 feet; thence North 00° 07' 17" West 108.00 feet; thence North 89° 52' 43" East 59.00 feet; thence South 00° 07' 17" East 109.19 feet; thence along the arc of a curve to the left 17.97 feet with a radius of 12.00 feet through a central angle of 85° 47' 19", chord: South 43° 00' 56" East 16.34 feet; thence along the arc of a non-tangent curve to the left 31.57 feet with a radius of 429.50 feet through a central angle of 04° 12' 41", chord: North 88° 00' 56" West 31.56 feet to the point of beginning.

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North 89° 32' 24" West along the Section Line 991.58 feet and North 3869.57 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 52' 43" West 83.00 feet; thence along the arc of a non-tangent curve to the left 18.85 feet with a radius of 12.00 feet through a central angle of 90° 00' 00", chord: North 44° 52' 42" East 16.97 feet; thence North 00° 07' 17" West 108.00 feet; thence North 89° 52' 43" East 59.00 feet; thence South 00° 07' 17" East 108.00 feet; thence along the arc of a non-tangent curve to the left 18.85 feet with a radius of 12.00 feet through a central angle of 90° 00' 00", chord: South 45° 07' 15" East 16.97 feet to the point of beginning.