

Mail Recorded Deed and Tax Notice To:
BAM II Haven, LLC, a Utah limited liability company
3785 South 700 East
Millcreek, UT 84106

01196553 B: 2761 P: 0398

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Rhonda Francis Summit County Recorder

10/14/2022 03:21:02 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded



File No.: 163394-CAP

WARRANTY DEED

IHC Development LLC

GRANTOR(S) of Herriman, State of Utah, hereby Conveys and Warrants to

BAM II Haven, LLC, a Utah limited liability company

GRANTEE(S) of Millcreek, 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 **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

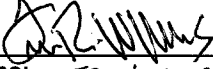
TAX ID NO.: CD-575-B, CD-563, CD-563-D, CD-413-A and CD-499 (for reference purposes only)

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 7th day of October, 2022.

IHC Development, LLC

BY: 
Name: TREVOR R. WILLIAMS
Its: MANAGER

STATE OF UTAH

COUNTY OF SALT LAKE

On this 7 day of October, 2022, before me, personally appeared Trevor R. Williams,
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 IHC Development, LLC.


Notary Public

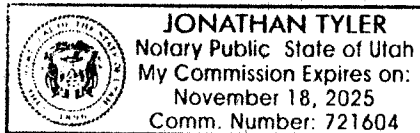


EXHIBIT A
Legal Description

PARCEL 1:

THE SOUTH HALF OF THE NORTHWEST QUARTER (ALSO KNOWN AS LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL NO. CD-575, SAID PARCEL IS FURTHER DEFINED AS BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (ALSO KNOWN AS LOT 2), OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, LYING SOUTH OF A BOUNDARY LINE ESTABLISHED IN THAT BOUNDARY AGREEMENT DATED SEPTEMBER 17, 1981, RECORDED SEPTEMBER 17, 1981, AS ENTRY NO. 183681 IN BOOK 198 AT PAGE 487, OF OFFICIAL RECORDS.

ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL NO. CD-575-A, AS DESCRIBED BY A WARRANTY DEED RECORDED AUGUST 15, 2019, AS ENTRY NO. 1116087 IN BOOK 2523 AT PAGE 1126, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 2668.61 FEET AND WEST 1165.52 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, (SAID POINT BEING ON AN EXISTING 5/8 INCH REBAR, WHICH IS LOCATED AT A FENCE CORNER ON THE WESTERLY LINE OF COUNTY ROAD, 2000 WEST) AND RUNNING THENCE NORTH 84°20'26" WEST 632.28 FEET ALONG AN OLD EXISTING FENCE LINE TO AN EXISTING 5/8 INCH REBAR, AT A FENCE CORNER; THENCE NORTH 07°51'20" EAST 540.96 FEET ALONG AN OLD EXISTING FENCE LINE TO A FENCE CORNER; THENCE NORTH 64°07'27" EAST 159.12 FEET ALONG AN OLD EXISTING FENCE LINE TO THE NORTHWESTERLY CORNER ON LOT NO. 2 OF THE NAYLOR SUBDIVISION AMENDED; THENCE SOUTH 07°48'49" WEST 268.18 FEET ALONG SAID SUBDIVISION LINE; THENCE SOUTH 81°54'56" EAST 348.20 FEET ALONG SAID SUBDIVISION LINE; THENCE SOUTH 28°57'41" EAST 147.00 FEET; THENCE SOUTH 81°35'18" EAST 63.87 FEET TO AN EXISTING FENCE LINE, ON THE WESTERLY LINE OF 2000 WEST ROAD; THENCE SOUTH 08°05'04" WEST 217.22 ALONG SAID ROAD LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL CD-563-B AS DESCRIBED BY A WARRANTY DEED RECORDED DECEMBER 24, 1986 AS ENTRY NO. 262704 IN BOOK 411 AT PAGE 198, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTH 2677.40 FEET AND WEST 6.85 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°04'18" WEST 786.31 FEET; THENCE NORTH 89°45'44" WEST 315.16 FEET; THENCE NORTH 13°49'04" WEST 25.59 FEET; THENCE NORTH 08°30'33" EAST 90.29 FEET; THENCE NORTH 12°16'48" EAST 109.12 FEET; THENCE EAST 1071.62 FEET; THENCE SOUTH 00°10'34" WEST 234.81 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL CD-563-C, AS DESCRIBED BY A WARRANTY DEED RECORDED MAY 29, 1983, AS ENTRY NO. 271889 IN BOOK 432 AT PAGE 575, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTH 2942.22 FEET AND WEST 6.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 1065.19 FEET; THENCE NORTH 12°16'48" EAST 216.64 FEET; THENCE

NORTH 11°18'36" EAST 8.48 FEET; THENCE EAST 1018.13 FEET; THENCE 50°10'34" WEST 220.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL CD-563-E, AS DESCRIBED BY A WARRANTY DEED RECORDED JANUARY 29, 1990, AS ENTRY NO. 319644, IN BOOK 552 AT PAGE 330, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTH 2912.22 FEET AND WEST 6.13 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°10'34" EAST 30.0 FEET; THENCE WEST 1065.19 FEET; THENCE SOUTH 12°16'48" WEST 30.70 FEET; THENCE EAST 1071.62 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION WITHIN THE BOUNDS OF NAYLOR SUBDIVISION AMENDMENT NO. II, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 6, 2007 AS ENTRY NO. 806336 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, STATE OF UTAH.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION WITHIN THE BOUNDS OF SPRING HILLS PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 12, 1980 AS ENTRY NO. 167471 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, STATE OF UTAH.

PARCEL 2:

NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT A FENCE CORNERPOST SET IN CONCRETE, SAID POST ASSUMED TO BE THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'08" EAST ALONG A FENCE LINE 1303.89 FEET; THENCE SOUTH 0°18'15" EAST ALONG A FENCE LINE ON THE WESTERLY BOUNDARY OF A COUNTRY ROAD 270.25 FEET; THENCE WEST 1300.36 FEET; THENCE NORTH 1°04'14" ALONG A FENCE LINE 265.03 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°54'51" EAST, A DISTANCE OF 1,295.09 FEET; THENCE SOUTH 00°33'14" EAST, A DISTANCE OF 760.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'52" EAST, A DISTANCE OF 243.20 FEET; THENCE NORTH 82°52'28" WEST, A DISTANCE OF 207.05 FEET; THENCE NORTH 10°04'24" EAST, A DISTANCE OF 172.21 FEET; THENCE NORTH 62°59'55" EAST, A DISTANCE OF 117.81 FEET; THENCE SOUTH 85°26'00" EAST, A DISTANCE OF 69.39 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING AT A FENCE CORNERPOST SET IN CONCRETE, SAID POST ASSUMED TO BE THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'08" EAST ALONG A FENCE LINE 1303.89 FEET; THENCE SOUTH 0°18'15" EAST ALONG A FENCE LINE ON THE WESTERLY BOUNDARY OF A COUNTRY ROAD 270.25 FEET; THENCE WEST 1300.36 FEET; THENCE NORTH 1°04'14" WEST ALONG A FENCE LINE 265.03 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 60.10 FEET; THENCE SOUTH 37°12' WEST 594.90 FEET; THENCE SOUTH 51°22' WEST 898.00 FEET; THENCE SOUTH 45°36' WEST 309.80 FEET; THENCE SOUTH 84°23' WEST 664.30 FEET; THENCE SOUTH 89°51' WEST 271.0 FEET; THENCE NORTH 11°41' WEST 588.34 FEET; THENCE NORTH 81°24' EAST 235.80 FEET; THENCE NORTH 52°11' EAST 195.40 FEET; THENCE NORTH 70°57' EAST 144.30 FEET; THENCE NORTH 81°19' EAST 359.50 FEET; THENCE NORTH 63°0' EAST 117.80 FEET; THENCE NORTH 28°34' EAST 84.10 FEET; THENCE NORTH 66°38' EAST 346.40 FEET; THENCE SOUTH 87°06' EAST 78.30 FEET; THENCE NORTH 67°49' EAST 295.70 FEET; THENCE NORTH 43°13' EAST 192.90 FEET; THENCE NORTH 24°58' EAST 269.20 FEET; THENCE NORTH 20°17' EAST 414.50 FEET; THENCE NORTH 19°30' EAST 774.76 FEET; AND THENCE SOUTH 1329.29 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

COMMENCING AT POINT THAT IS 1330.51 FEET WEST AND 1 ROD NORTH FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 1041.5 FEET; THENCE SOUTH 83°00' WEST 715.65 FEET; THENCE SOUTH 954.29 FEET; THENCE EAST 710.32 FEET TO THE POINT OF COMMENCEMENT.