

Mail Recorded Deed & Tax Notice To:  
Keystone Construction, LLC, a Utah limited liability company  
42 East 1100 South, Ste 1B  
American Fork, UT 84003

ENT 12151:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Feb 20 10:27 AM FEE 40.00 BY MG  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 186854-DMP

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## SPECIAL WARRANTY DEED

**River Run SF, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of American Fork, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Keystone Construction, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of American Fork, 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.:** 51-802-0101, 51-802-0102, 51-802-0201, 51-802-0202, 51-802-0203, 51-802-0204,  
51-802-0301, 51-802-0302, 51-802-0303 and 51-802-0304 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 18<sup>th</sup> day of February, 2025.

River Run SF, LLC, a Utah limited liability company

BY: 

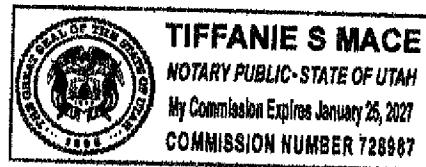
Tyler Horan  
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 18<sup>th</sup> day of February, 2025, before me, personally appeared Tyler Horan, 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 River Run SF, LLC, a Utah limited liability company.

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



**EXHIBIT A**  
**Legal Description**

Units 101, 102, 201, 202, 203, 204, 301, 302, 303 and 304 in Building 5, contained within RIVER RUN CONDO PLAT 5 AMD, as the same is identified in the Plat filed in the office of the Utah County Recorder, Utah, on December 13, 2024 as Entry No. 87964:2024 and in the declaration recorded July 11, 2024 as Entry No. 46140:2024 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.