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8/15/2018 11:25:00 AM \$14.00
Book - 10703 Pg - 663-667
ADAM GARDINER
Recorder, Salt Lake County, UT
SURETY TITLE
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED RETURN TO:

Autumn Sky Townhomes, LLC
5005 South 900 East Suite 200
Salt Lake City UT 84117

RESPA

SPECIAL WARRANTY DEED

Copper Creek Herriman, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Anthem Sky Townhomes LLC dba Autumn Sky Townhomes LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID #: 26-25-176-021

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 10th ~~of~~ day of August, 2018.

~~COPPER CREEK HERRIMAN, LLC~~

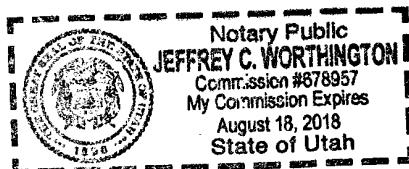
R. Lynn Bowler, Managing Member

STATE OF UTAH)
)
COUNTY OF SALT LAKE)
) ss.

The foregoing instrument was acknowledged before me this 10th day of August, 2018 by R. LYNN BOWLER the signer(s) of the foregoing instrument, who being by me duly sworn did say that he/she is the MANAGING MEMBER of Copper Creek Herriman, LLC and that R. LYNN BOWLER executed the within instrument by authority of its Operating Agreement and said R. LYNN BOWLER duly acknowledged to me that he/she/they executed the same.

My commission expires: 8/15/15 Witness my hand and official seal.

~~Notary Public: Michelle Harris~~



File Number: 136575
Warranty Deed Special UT

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BK 10703 PG 664

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

All of Units T-101 thru T-147, **AUTUMN SKY TOWNHOMES PHASE 1**, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Parcel 2

Autumn Sky Townhomes Phase 1 Common Area described as follows:

Beginning at a point being South 89°52'44" East 2,070.11 feet along the section line and North 2,899.16 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, (said Southwest Corner of Section 25 being South 00°04'36" West 5,289.65 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian); and running

thence Southwesterly 75.69 feet along the arc of a 290.00 foot radius curve to the left (center bears South 29°26'03" East and the chord bears South 53°05'19" West 75.48 feet with a central angle of 14°57'16");

thence Southwesterly 26.67 feet along the arc of a 50.00 foot radius curve to the right (center bears North 44°23'20" West and the chord bears South 60°53'29" West 26.35 feet with a central angle of 30°33'36");

thence South 76°10'17" West 20.76 feet;

thence Southwesterly 33.92 feet along the arc of a 100.00 foot radius curve to the right (center bears North 13°49'43" West and the chord bears South 85°53'22" West 33.76 feet with a central angle of 19°26'11");

thence North 84°23'32" West 149.54 feet;

thence Northwesterly 18.94 feet along the arc of a 100.00 foot radius curve to the left (center bears South 05°36'28" West and the chord bears North 89°49'01" West 18.91 feet with a central angle of 10°50'58");

thence South 84°45'30" West 101.34 feet;

thence Southwesterly 231.06 feet along the arc of a 620.00 foot radius curve to the left (center bears South 13°22'23" East and the chord bears South 65°57'02" West 229.72 feet with a central angle of 21°21'10");

thence South 25°12'41" West 38.72 feet;

thence North 33°24'47" West 101.97 feet;

thence North 23°25'15" West 40.62 feet;

thence North 33°24'47" West 102.43 feet;

thence North 44°56'43" East 76.78 feet;

thence North 00°03'17" West 71.44 feet;

thence Northwesterly 33.40 feet along the arc of a 128.50 foot radius curve to the right (center bears North 09°53'09" East and the chord bears North 72°40'07" West 33.30 feet with a central angle of 14°53'29");

thence North 65°13'23" West 1.74 feet;
thence Southwesterly 26.81 feet along the arc of a 22.00 foot radius curve to the left (center bears South 24°46'37" West and the chord bears South 79°51'40" West 25.18 feet with a central angle of 69°49'54");
thence North 42°42'13" West 40.03 feet;
thence Northeasterly 62.43 feet along the arc of a 80.00 foot radius curve to the left (center bears North 45°03'17" West and the chord bears North 22°35'18" East 60.86 feet with a central angle of 44°42'49");
thence North 00°13'54" East 18.18 feet;
thence North 02°36'31" East 5.01 feet;
thence Northwesterly 17.47 feet along the arc of a 23.00 foot radius curve to the left (center bears South 89°56'43" West and the chord bears North 21°49'09" West 17.06 feet with a central angle of 43°31'44");
thence North 89°55'18" East 45.45 feet;
thence South 00°04'56" East 1.00 feet;
thence North 89°55'18" East 619.08 feet;
thence Southeasterly 298.13 feet along the arc of a 923.00 foot radius curve to the left (center bears North 77°28'58" East and the chord bears South 21°46'14" East 296.84 feet with a central angle of 18°30'24") to the point of beginning.

LESS AND EXCEPTING therefrom Units T-101 thru T-147, **AUTUMN SKY TOWNHOMES PHASE 1**, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Parcel 3

Beginning at a point being South 89°52'44" East 1,437.98 feet along the section line and North 2,709.06 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, (said Southwest Corner of Section 25 being South 00°04'36" West 5,289.65 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian); and running

thence South 25°12'41" West 5.58 feet;
thence South 39°33'15" West 68.75 feet;
thence Southwesterly 40.69 feet along the arc of a 50.00 foot radius curve to the right (center bears North 50°26'45" West and the chord bears South 62°51'55" West 39.57 feet with a central angle of 46°37'18");
thence South 86°10'34" West 211.29 feet;
thence South 77°36'41" West 131.94 feet;
thence North 88°56'39" West 76.38 feet;
thence North 72°04'04" West 88.24 feet;
thence North 63°03'51" West 113.09 feet;
thence North 44°55'04" East 711.60 feet;
thence Southeasterly 23.64 feet along the arc of a 375.00 foot radius curve to the left (center bears North 03°31'45" East and the chord bears South 88°16'35" East 23.63 feet with a central angle of 03°36'41");

thence North 89°55'04" East 13.62 feet;
thence Southeasterly 17.47 feet along the arc of a 23.00 foot radius curve to the right (center bears South 46°24'59" West and the chord bears South 21°49'09" East 17.06 feet with a central angle of 43°31'44");
thence South 02°36'31" West 5.01 feet;
thence South 00°13'54" West 18.18 feet;
thence Southwesterly 62.43 feet along the arc of a 80.00 foot radius curve to the right (center bears North 89°46'06" West and the chord bears South 22°35'18" West 60.86 feet with a central angle of 44°42'49");
thence South 42°42'13" East 40.03 feet;
thence Northeasterly 26.81 feet along the arc of a 22.00 foot radius curve to the right (center bears South 45°03'17" East and the chord bears North 79°51'40" East 25.18 feet with a central angle of 69°49'54");
thence South 65°13'23" East 1.74 feet;
thence Southeasterly 33.40 feet along the arc of a 128.50 foot radius curve to the left (center bears North 24°46'37" East and the chord bears South 72°40'07" East 33.30 feet with a central angle of 14°53'29");
thence South 00°03'17" East 71.44 feet;
thence South 44°56'43" West 76.78 feet;
thence South 33°24'47" East 102.43 feet;
thence South 23°25'15" East 40.62 feet;
thence South 33°24'47" East 101.97 feet to the point of beginning.

Contains 207,305 Square Feet or 4.759 Acres