

Mail Recorded Deed and Tax Notice To:
HVAF, LLC, a Utah limited liability company
5255 West 110000 North, Ste 125
Highland, UT 84003

ENT 134024: 2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jul 30 04:51 PM FEE 40.00 BY JG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 145529-DMP

SPECIAL WARRANTY DEED

Tace, LLC, a Utah limited liability company

GRANTOR(S) of Highland, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

HVAF, LLC, a Utah limited liability company and HVAF2, LLC, a Utah limited liability company

GRANTEE(S) of Highland, 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

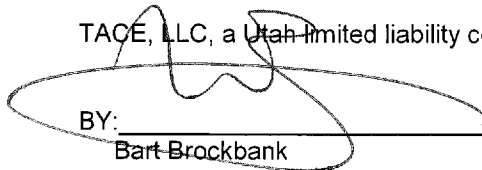
TAX ID NO.: 38-655-0037, 38-655-0038, 38-655-0039, 38-655-0040, 38-655-0041, 38-655-0042, 38-655-0043, 38-655-0044, 38-655-0045, 38-655-0046, 38-655-0047, 38-655-0048, 38-655-0049, 38-655-0050, 38-655-0051, 38-655-0052, 38-656-0057, 38-656-0058, 38-656-0059, 38-656-0060, 38-656-0061, 38-656-0062, 38-656-0063, 38-656-0064, 38-656-0065, 38-656-0066, 38-656-0067, 38-656-0068, 38-656-0069, 38-656-0070, 38-656-0071, 38-656-0072, 38-656-0073, 38-656-0074, 38-656-0075, 38-656-0076, 38-656-0077, 38-656-0078, 38-656-0079, 38-656-0080, 38-656-0081, 38-656-0082, 38-656-0083, 38-656-0084, 38-656-0085, 38-656-0086, 38-656-0087, 38-656-0088, 38-656-0089, 38-656-0090, 38-656-0091, 38-656-0092, 38-656-0093, 38-656-0094, 38-656-0095, 38-656-0096, 38-656-0097, 38-656-0098, 38-656-0099, 38-656-0100, 38-656-0101 and 38-656-0102 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29 day of July, 2021.


TACE, LLC, a Utah limited liability company


BY: _____
Bart Brockbank
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 29 day of July, 2021, before me, personally appeared Bart Brockbank, 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 Tace, LLC, a Utah limited liability company.



Notary Public

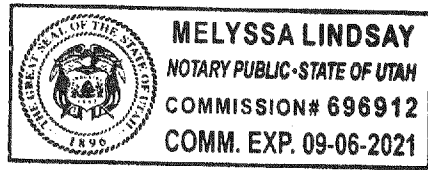


EXHIBIT A
Legal Description

PARCEL 1:

Lots 37 through 52, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188977:2020.

PARCEL 1A:

Non-exclusive easement for access, as established by the EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2, recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188977:2020.

PARCEL 2:

Lots 57 through 102, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188978:2020.

PARCEL 2A:

Non-exclusive easement for access, as established by the EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 3, recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188978:2020.