

Mail Recorded Deed and Tax Notice To:
Incognito Partners, LLC, a Utah limited liability company
c/o Andrew S. West, 159 Bridge Street
Manchster by the Sea, MA 01944

13929494 B: 11327 P: 89 Total Pages: 5
04/08/2022 04:35 PM By: zjorgensen Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



SPECIAL WARRANTY DEED

Incognito Partners, LLC, a Utah limited liability company,

GRANTOR of Manchester by the Sea, State of Massachusetts, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Incognito Partners, LLC, a Utah limited liability company

GRANTEE of Manchster by the Sea, State of Massachusetts

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration; the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

Together with and subject to the Creekside Condominium Access Easement attached as Exhibit "A-1" attached hereto and by this reference made a part hereof.

See Exhibit "A-2" for copy of site map

TAX ID NO.: 24-27-226-082 (a portion of) (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 4 day of April, 2022.

Incognito Partners, LLC, a Utah limited liability company

BY: Andrew S. West
Andrew S. West, Sole Member

STATE OF MASS

COUNTY OF Essex

On 4 day of April, 2022, before me, personally appeared Andrew S. West, 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 as Sole Member, on behalf of Incognito Partners, LLC, a Utah limited liability company.

Nancy A. Hammond
Notary Public



NANCY A. HAMMOND
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2028

EXHIBIT 'A'

Silver Aspens at Solitude

Unit 401, being more particularly described as follows:

A parcel of land lying in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian. Comprising 0.08 acres out of that parcel described in that certain Special Warranty Deed recorded August 6, 2021, as Entry 13738363, in Book 11218, at Page 5578 of the Salt Lake County Records (Tax Parcel # 24-27-226-082). Basis of Bearing for subject parcel being South 89°48'56" East 1309.22 feet (measured) between the G.L.O. Brass Cap Monuments Monumentalizing the North line of Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 27, thence South 23°34'03" West 178.83 feet to the Northwest Corner of the Giles Flat Mining Claim; Thence South 48°02'09" East 450.00 feet coincident with the north line of said mining claim; Thence South 14°40'38" East 35.49 feet to the true Point of Beginning:

Thence South 60°48'41" East 8.28 feet; Thence North 29°11'19" East 11.13 feet; Thence South 60°30'50" East 6.75 feet; Thence South 48°59'06" East 18.53 feet; Thence South 29°11'19" West 13.28 feet; Thence South 60°48'41" East 14.00 feet; Thence South 29°11'19" West 28.18 feet; Thence North 60°48'41" West 9.00 feet; Thence South 29°11'19" West 18.33 feet; Thence North 60°48'41" West 2.00 feet; Thence South 29°11'19" West 14.50 feet; Thence North 60°48'41" West 46.67 feet; Thence North 29°08'00" East 39.71 feet; Thence South 60°48'41" East 3.38 feet; Thence North 29°11'19" East 15.64 feet; Thence South 60°48'41" East 7.17 feet; Thence North 29°11'19" East 11.66 feet to the Point of Beginning.

EXHIBIT "A-1"

Creekside Condominium Access Easement

A 25 foot wide non-exclusive Easement for ingress and egress, being 12.5 feet on either side of the following described centerline:

Beginning at a point that is South 58°15'08" East 436.34 feet from the Northwest corner of the Northeast quarter of the Northeast quarter of Section 27; said point also being North 89°48'56" West, 1309.22 feet, and South 58°15'08" East 436.34 feet from the Northeast corner of Section 27, Township 2 South, Range 3 East Salt Lake Base and Meridian and running thence;

Said point of beginning, being on the South Right-of-way line of State Road 152, and also on a 61.94 foot radius curve to the left, thence along the arc of said curve 85.89 feet (chord bears South 11°13'19" East, 79.17 feet); thence

South 50°56'43" East 89.29 feet to a point on a 93.62 foot radius curve to the right, thence along the arc of said curve 28.57 feet (chord bears South 40°02'01" East, 28.46 feet); thence

South 31°17'23" East 60.07 feet; thence

South 25°18'18" East 51.88 feet; thence

North 25°18'18" West 12.50 feet; said point being the intersection of the Entrance Road and the A1 Road and running thence

South 63°38'04" West 129.33 to a point on a 62.50 foot radius curve to the right, thence along the arc of said curve 74.66 feet (chord bears North 82°08'45" West, 70.30 feet); thence

North 47°55'35" West 104.46 feet; thence

South 47°55'35" East 12.50 feet; said point being the intersection of A1 Road and the A5 Road and running thence

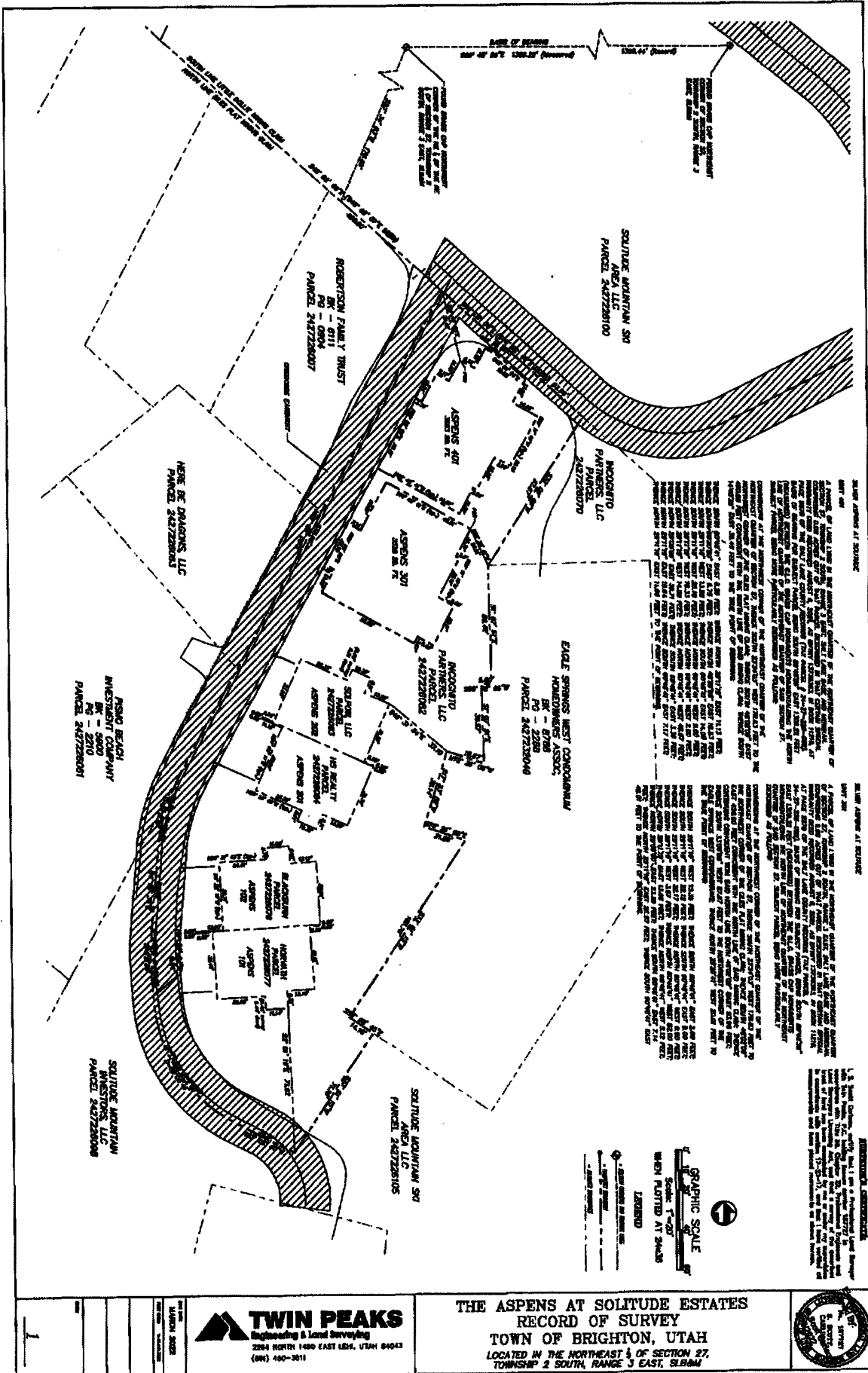
South 29°08' West 279.13 feet to a point on a 98.50 foot radius curve to the left, thence along the arc of said curve 42.04 feet (chord bears South 17°08'48" West, 41.72 feet); thence

South 04°51'36" West 36.36 feet to a point on a 184.00 foot radius curve to the left, thence along the arc of said curve 31.66 feet (chord bears South 00°04'09" East, 31.62 feet); thence

South 04°59'54" East 6.57 feet to a point on a 72.00 foot radius curve to the left, thence along the arc of said curve 73.01 feet (chord bears South 34°02'47" East, 69.92 feet); thence

South 63°02'25" East 15.27 feet to a point on a 38.00 foot radius curve to the right, thence along the arc of said curve 45.50 feet (chord bears South 27°12'57" East, 42.83 feet) more or less to a point on the property line of Creekside Condominiums and the terminus of this easement.

EXHIBIT "A-2"



TWIN PEAKS
 Surveying & Land Mapping
 2204 NORTH 1400 EAST LEXY, UTAH 84043
 (801) 460-3011

THE ASPENS AT SOLITUDE ESTATES
RECORD OF SURVEY
TOWN OF BRIGHTON, UTAH
 LOCATED IN THE NORTHEAST ¼ OF SECTION 27,
 TOWNSHIP 2 SOUTH, RANGE 3 EAST, SLERBM

