

14355951 B: 11555 P: 4812 Total Pages: 3  
03/10/2025 02:43 PM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: OLD REPUBLIC TITLE (COMMERCIAL)  
299 S MAIN STSALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:

Wasatch South Hills Development Co., LLC, a Utah limited liability company  
595 S. Riverwoods Parkway  
STE 400  
Logan, UT 84321  
File Number: 2482784HM

**SPECIAL WARRANTY DEED**

**DAI SPRINGS, LLC, a Utah limited liability company**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS  
AGAINST THE ACTS OF GRANTOR ONLY to

**Wasatch South Hills Development Co., LLC, a Utah limited liability  
company,**

GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: 33-17-400-021

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to  
general property taxes for the year 2025 and thereafter.

Effective as of this 02/20/2025.

DAI SPRINGS, LLC, a Utah limited liability company

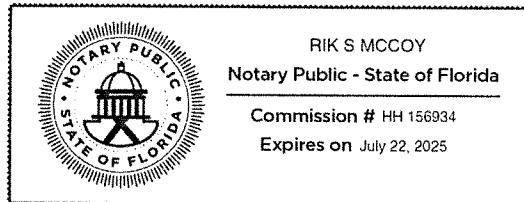
James D. Giles

By: James D. Giles  
Its: Manager

STATE OF: FLORIDA

COUNTY OF: LEE

On this 20th day of February 2025, personally before me appeared James D. Giles, who proven on the basis of satisfactory evidence is the Manager of DAI SPRINGS, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Rik S McCoy

Notary Public  
Commission Expires: 07/22/2025  
ID's Produced: Driver's License

Notarized remotely online using communication technology via Proof.

## EXHIBIT A

A tract of property being a part of Parcel 33-17-400-021 of the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, situate in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the easterly deed line of that Special Warranty Deed thereof recorded May 26, 2020 as Entry No. 13279320 in Book 10949, Page 891 in the Salt Lake County Recorder's Office, said point being along the 1/4 Section line S0°31'33"W 2938.80 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along said S73°51'53"E 126.44 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 226.50 feet (radius bears: S71°24'00"E) a distance of 30.06 feet through a central angle of 07°36'18" Chord: N22°24'09"E 30.04 feet; thence along a line non-tangent to said curve, S63°47'42"E, a distance of 53.00 feet; thence S55°24'21"E 580.00 feet; thence S41°16'00"E 53.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 223.50 feet (radius bears: S41°16'00"E) a distance of 14.96 feet through a central angle of 03°50'07" Chord: N50°39'04"E 14.96 feet; thence N52°34'07"E 4.90 feet; thence S52°55'04"E 745.34 feet to the easterly deed line of that Special Warranty Deed thereof recorded September 5, 2023 as Entry No. 14148451 in Book 11442, Page 6837 in the Salt Lake County Recorder's Office; thence along said deed the following two (2) courses: (1) S00°35'13"W 205.36 feet; thence (2) S89°06'40"W 1,310.74 feet to the 1/4 Section Line; thence along said Section Line N00°31'33"E 1,062.58 feet to the point of beginning.

For Informational Purposes: TAX ID NO. 33-17-400-021