

14363475 B: 11559 P: 4686 Total Pages: 4
03/27/2025 03:32 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Trailside Twinhomes Midvale, LLC, a Utah limited liability company
45 East Center Street, Suite 004
North Salt Lake, UT 84054



File No.: 187442-MCB

SPECIAL WARRANTY DEED

Brighton Homes Utah II, LLC, a Utah limited liability company,

GRANTOR(S), of North Salt Lake, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Trailside Twinhomes Midvale, LLC, a Utah limited liability company,

GRANTEE(S), of North Salt Lake, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-19-328-018, 22-19-328-078, 22-19-328-077 and 22-19-328-076 (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 26th day of March, 2025.

Brighton Homes Utah II, LLC, a Utah limited liability company

BY: Nathan W. Pugsley
Nathan W. Pugsley
Manager

STATE OF UTAH

COUNTY OF Davis

On 26th day of March, 2025, before me, personally appeared Nathan W. Pugsley, 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 Brighton Homes Utah II, LLC, a Utah limited liability company.

Michael Paul Chabries
Notary Public

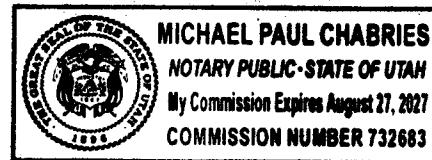


EXHIBIT A
Legal Description

PARCEL 1:

Beginning in the center of a three rod street 727.266 feet South from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; thence West 155 feet; thence North 90 feet; thence East 155 feet; thence South 90 feet to the point of beginning.

LESS AND EXCEPTING therefrom any and all portions lying within the legal bounds of 300 East Street.

PARCEL 2:

Beginning at a point South $0^{\circ}12'25''$ West along the Section line 747.93 feet and North $89^{\circ}47'05''$ West 150.00 feet, more or less, to the Northwest corner of land being known as 22-19-328-020, in Quit Claim Deed recorded September 16, 2003 as Entry No. 8818655, in Book 8882, at Page 2116, from the Center of Section 19, Township 2 South, Range 1 East; Salt Lake Base and Meridian and running thence South $0^{\circ}12'55''$ West 46.00 feet (South 46.00 feet by deed) along the West line of the above described property; thence North $89^{\circ}47'05''$ West 15.00 feet (West 15.00 feet by deed), more or less, to the Northwest Corner of the land being conveyed in that certain Warranty Deed recorded August 15, 2008 as Entry No. 10501004, in Book 9635, at Page 4470; thence South $0^{\circ}12'55''$ West 73.00 feet (South 73.00 feet by deed) along the West line of said land to the Southwest corner; thence South $89^{\circ}47'05''$ East 140.25 feet (East 140.26 feet by deed) to a point on the Westerly Right-of-Way line of 300 East Street; thence South $0^{\circ}12'55''$ West along said Westerly Right-of-Way line 35 feet; thence North $89^{\circ}47'05''$ West 200 feet; thence South $0^{\circ}12'55''$ West 89.47 feet; thence South $89^{\circ}47'05''$ East 54 feet to a point on the Westerly line of Vunder Subdivision, as recorded with the office of the Salt Lake County Recorder; thence South $0^{\circ}12'55''$ West along said Westerly line 72.35 feet; thence North $89^{\circ}45'30''$ West 200.00 feet; thence North $0^{\circ}12'55''$ East 123.59 feet; thence North $48^{\circ}40'55''$ West 41.68 feet to the Southeast Corner of Diamond Acres #1 Subdivision, as recorded with the office of the Salt Lake County Recorder; thence North $0^{\circ}00'00''$ West along the Easterly line of said Diamond Acres #1 Subdivision 164.78 feet; thence South $89^{\circ}47'05''$ East 255.65 feet to the point of beginning.

PARCEL 3:

Beginning at the Southeast Corner of Twin Bridges P.U.D., as recorded with the office of the Salt Lake County Recorder, said point also being on the Westerly right of way line of 300 East Street, said point being South $0^{\circ}12'55''$ West along the Section line 628.77 feet (South 38 Rods by deed) and North $89^{\circ}47'05''$ West 24.75 feet from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South $0^{\circ}12'55''$ West along said Westerly right of way line 9.15 feet, thence North $89^{\circ}47'05''$ West 130.25 feet, thence South $0^{\circ}12'55''$ West 90.00 feet (South 90.00 feet by deed), thence South $89^{\circ}47'05''$ East 130.25 feet to said Westerly right of way line, thence South $0^{\circ}12'55''$ West along said Westerly right of way line 7.00 feet, thence South $89^{\circ}47'05''$ East 24.75 feet to the Section Line, thence South $0^{\circ}12'55''$ West along section line 13.00 feet, thence North $89^{\circ}47'05''$ West 405.65 feet to a point on the Easterly line of Diamond Acres #1 Subdivision, thence North $0^{\circ}00'00''$ West along said Easterly line 119.19 feet to a point on the Southerly line extension of said Twin Bridges P.U.D., thence South $89^{\circ}47'05''$ East along said Southerly line and line extended 383.43 feet (South $89^{\circ}47'25''$ East per Subdivision Plat) to the point of beginning.

LESS AND EXCEPTING therefrom the following:

Beginning at a point on the Section line, said point being North $00^{\circ}12'55''$ East along the Section line 503.90 feet from a found brass cap monument located in the intersection of 6790 South Street and 300 East Street, said point also being South $00^{\circ}12'55''$ West along the Section line 734.93 feet, more or less, from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South $00^{\circ}12'55''$ West along the Section line 13.00 feet, thence North $89^{\circ}47'05''$ West

24.75 feet to the Westerly right of way line of said 300 East Street, thence North 00°12'55" East 13.00 feet, thence South 89°47'05" East 24.75 feet to the point of beginning.

PARCEL 4:

Beginning at a point on the West Right of Way line of 300 East Street, said point being South 00°12'35" West along the Section Line 901.93 feet and North 89°47'25" West 24.75 feet from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°47'05" West 200.00 feet, thence South 00°12'55" West 89.47 feet, thence South 89°47'05" East 54.00 feet to a point on the West line of Vunder Subdivision, as recorded with the Office of the Salt Lake County Recorder, thence along said West and North lines of said subdivision the following 2 courses: 1) North 00°12'55" East 4.65 feet, 2) South 89°45'30" East 146.00 feet to a point on said West right of way line, thence North 00°12'55" East along said right of way line 84.89 feet to the point of beginning.