

Mail Recorded Deed & Tax Notice To:  
White Horse Land, LLC, a Utah limited liability company  
42 East 100 South, Suite 1A  
American Fork, UT 84003

ENT 14846:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Feb 28 03:15 PM FEE 40.00 BY AC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 187057-DMP

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## SPECIAL WARRANTY DEED

**River Run SF, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of American Fork, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Hawkmoon Holdings, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of American Fork, 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.: 27-041-0121** (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 28 day of February, 2025.

River Run SF, LLC, a Utah limited liability company

BY: 

Dallin Horan  
Manager

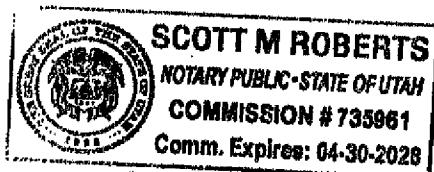
STATE OF UTAH

COUNTY OF UTAH

On this 28 day of February, 2025, before me, personally appeared Dallin Horan, 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 River Run SF, LLC, a Utah limited liability company.



Notary Public



**EXHIBIT A**  
**Legal Description**

COMMENCING NORTH 1784.54 FEET AND EAST 1095.285 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.; THENCE SOUTH 8° 3' 15" WEST 201.84 FEET; THENCE NORTH 86° 57' 23" WEST 8.89 FEET; THENCE NORTH 3° 2' 37" EAST 25.6 FEET; THENCE NORTH 9° 9' 47" EAST 53.23 FEET; THENCE NORTH 3° 2' 37" EAST 49.05 FEET; THENCE NORTH 86°57' 23" WEST 30.56 FEET; THENCE NORTH 3° 2' 37" EAST 72.31 FEET; THENCE NORTH 89° 5' 43" EAST 30.69 FEET; THENCE SOUTH 84° 23' 10" EAST 20.81 FEET TO THE POINT OF BEGINNING.