

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 14847:2025 PG 1 of 4
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

SPECIAL WARRANTY DEED

Hawkmoon Holdings, 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

White Horse Land, 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.: 27-041-0119 and 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.

Hawkmoon Holdings, LLC, a Utah limited liability company

BY: _____

Dallin Horah
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 Hawkmoon Holdings, LLC, a Utah limited liability company.

Notary Public

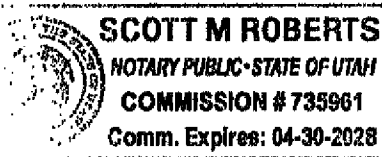


EXHIBIT A Legal Description

PARCEL 1:

PROPOSED RIVER RUN PLAT "G", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°12'30"W 1529.71 FEET ALONG THE SECTION LINE AND EAST 1064.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N08°03'15"E 55.71 FEET; THENCE S86°57'23"E 0.14 FEET; THENCE 269.90 FEET ALONG THE ARC OF A 540.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°38'15", THE CHORD BEARS S72°38'13"E 267.10 FEET; THENCE 24.59 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 93°55'38", THE CHORD BEARS N74°43'06"E 21.93 FEET; THENCE N27°45'17"E 65.70 FEET; THENCE N62°14'43"W 68.75 FEET; THENCE 20.47 FEET ALONG THE ARC OF A 587.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°59'52", THE CHORD BEARS N63°14'39"W 20.47 FEET; THENCE N64°14'35"W 44.96 FEET; THENCE 25.20 FEET ALONG A 87.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°35'39", THE CHORD BEARS N72°32'24"W 25.11 FEET; THENCE N80°50'13"W 163.62 FEET; THENCE N86°57'23"W 0.80 FEET; THENCE N03°02'37"E 49.00 FEET; THENCE N86°57'23"W 30.57 FEET; THENCE N03°02'37"E 72.19 FEET; THENCE N89°05'43"E 30.64 FEET; THENCE S84°23'10"E 209.83 FEET; THENCE N27°48'36"E 54.12 FEET; THENCE N30°56'44"W 71.60 FEET; THENCE N58°56'54"E 5.00 FEET; THENCE N30°56'42"W 49.29 FEET; THENCE N59°00'00"E 67.31 FEET; THENCE S30°59'58"E 50.29 FEET; THENCE N59°00'00"E 99.00 FEET; THENCE S31°00'00"E 7.21 FEET; THENCE N59°00'00"E 60.00 FEET; THENCE N31°00'00"W 2.00 FEET; THENCE 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N14°00'00"E 14.14 FEET; THENCE N59°00'00"E 60.00 FEET; THENCE 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S76°00'00"E 21.21 FEET; THENCE N59°00'00"E 10.50 FEET; THENCE S31°00'00"E 74.33 FEET; THENCE S29°15'00"E 168.96 FEET; THENCE S67°11'22"W 147.38 FEET; THENCE 26.57 FEET ALONG THE ARC OF A 160.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°30'50", THE CHORD BEARS S22°59'52"W 26.54 FEET; THENCE S27°45'17"W 305.14 FEET; THENCE 20.98 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 80°07'33", THE CHORD BEARS S12°18'30"E 19.31 FEET; THENCE S37°37'44"W 55.50 FEET; THENCE 238.79 FEET ALONG THE ARC OF A 613.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°19'10", THE CHORD BEARS S63°31'51"E 237.29 FEET; THENCE S09°10'20"W 3.58 FEET; THENCE N80°02'26"W 177.38 FEET; THENCE N78°29'55"W 137.90 FEET; THENCE N27°45'17"E 53.12 FEET; THENCE NORTHEASTERLY 22.25 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°59'13", THE CHORD BEARS N14°44'20"W 20.27 FEET; THENCE NORTHWESTERLY 233.45 FEET ALONG THE ARC OF A 450.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°43'24", THE CHORD BEARS N72°05'38"W 230.84 FEET; THENCE N86°57'23"W 8.03 FEET; THENCE N08°03'15"E 34.63 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PROPOSED RIVER RUN CONDO PLAT 8, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1585.34 FEET ALONG THE SECTION LINE AND EAST 1063.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N03°02'37"E 25.56 FEET; THENCE N09°09'47"E 53.28 FEET; THENCE S86°57'23"E 0.80 FEET; THENCE S80°50'13"E 163.62 FEET; THENCE 2.10 FEET ALONG THE ARC OF A 87.00-FOOT RADIUS CURVE TO THE RIGHT

THROUGH A CENTRAL ANGLE OF $1^{\circ}23'08''$, THE CHORD BEARS $S80^{\circ}08'39''E$ 2.10 FEET; THENCE $S25^{\circ}56'06''W$ 83.24 FEET; THENCE 131.23 FEET ALONG THE ARC OF A 540.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $13^{\circ}55'26''$, THE CHORD BEARS $N80^{\circ}00'31''W$ 130.91 FEET; THENCE $N86^{\circ}57'23''W$ 8.92 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PROPOSED RIVER RUN CONDO PLAT 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED $N00^{\circ}12'30''W$ 1562.15 FEET ALONG THE SECTION LINE AND EAST 1201.69 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE $N25^{\circ}56'06''E$ 83.24 FEET; THENCE SOUTHEAST 23.09 FEET ALONG THE ARC OF A 87.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS $S71^{\circ}50'50''E$ 23.03 FEET; THENCE $S64^{\circ}14'35''E$ 44.96 FEET; THENCE SOUTHEAST 20.47 FEET ALONG THE ARC OF A 587.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS $S63^{\circ}14'39''E$ 20.47 FEET; THENCE $S62^{\circ}14'43''E$ 68.75 FEET; THENCE $S27^{\circ}45'17''W$ 65.70 FEET; THENCE SOUTHWEST 24.59 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS $S74^{\circ}43'06''W$ 21.93 FEET; THENCE NORTHWEST 138.81 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS $N65^{\circ}40'56''W$ 138.43 FEET TO THE POINT OF BEGINNING.