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ENT 15192-2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 3 01:28 PM FEE 40.00 BY LM
RECORDED FOR IMH COMPANIES LLC

File No: O'Brien Pokorny Family Trust dated March 11, 2019

After Recording, Send to:

1808 Aston Ave.

Suite 220

Carlsbad CA 92008

SPECIAL WARRANTY DEED

IMH SLC American Fork LLC, a Delaware limited liability company, ("Grantor"), of _____, for and in the consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **James F. Pokorny and Tamara O'Brien, as trustees of the O'Brien Pokorny Family Trust dated March 11, 2019**, as to a 2.5% ownership interest ("Grantee"), whose tax mailing address is **8217 El Paseo Grande, La Jolla, CA 92037**, the following described real estate:

PARCEL 1: (13-040-0133 and a portion of 13-040-0136)

**PROPOSED LOT 1G, INCLUSIVE OF THE PROPOSED LAKESHORE LANDING,
BLOCK 1, PLAT B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS NORTH 1692.67 FEET AND WEST 426.82 FEET
FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH,
RANGE 1 EAST AND RUNNING THENCE NORTH 89°13'03" WEST 98.99 FEET;
THENCE NORTH 579.21 FEET; THENCE SOUTH 89°40'40" EAST 105.62 FEET;
THENCE SOUTH 00°29'16" WEST 131.64 FEET; THENCE SOUTH 00°42'16" WEST
448.37 FEET TO THE POINT OF BEGINNING.**

LESS & EXCEPTING ANY PORTION LYING WITHIN 480 SOUTH STREET.

PARCEL 1A:

TOGETHER WITH SHARED ACCESS FOR PRIVATE ALLEYS, AS DESCRIBED IN THAT CERTAIN SHARED ACCESS AND MAINTENANCE AGREEMENT, RECORDED MAY 27, 2022, AS ENTRY NO. 64775:2022

PARCEL 2: (13-040-0134 and a portion of 13-040-0159)

PROPOSED LOT 2F, INCLUSIVE OF THE PROPOSED LAKESHORE LANDING, BLOCK 2, PLAT D, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 1843.64 FEET AND WEST 28.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING THENCE NORTH 89°17'44" WEST 95.51 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS NORTH 44°16'37" WEST 29.71 FEET); THENCE NORTH 00°48'57" EAST 132.38 FEET; THENCE NORTH 53°26'45" WEST 3.91 FEET; THENCE NORTH 00°44'31" EAST 418.58 FEET; THENCE NORTH 89°15'29" WEST 98.77 FEET; THENCE NORTH 00°46'05" EAST 32.41 FEET; THENCE NORTH 07°36'20" EAST 38.25 FEET; THENCE NORTH 00°46'05" EAST 15.51 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.43 FEET (CURVE HAVING A CENTRAL ANGLE 87°10'52" AND A LONG CHORD BEARS N44°21'37"E 27.58 FEET); THENCE ALONG THE ARC OF A 503.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 79.47 FEET (CURVE HAVING A CENTRAL ANGLE 09°03'09" AND A LONG CHORD BEARS N83°25'35"E 79.39 FEET); THENCE NORTH 78°54'02" EAST 120.20 FEET; THENCE ALONG THE ARC OF A 447.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.89 FEET (CURVE HAVING A CENTRAL ANGLE 01°54'30" AND A LONG CHORD BEARS N79°51'16"E 14.89 FEET); THENCE SOUTH 01°00'42" WEST 448.93 FEET; THENCE SOUTH 01°30'56" WEST 425.15 FEET; THENCE NORTH 89°13'03" WEST 8.60 FEET; THENCE NORTH 00°47'10" EAST 156.40 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPTING ANY PORTION LYING WITHIN 480 SOUTH STREET.

PARCEL 2A:

TOGETHER WITH SHARED ACCESS FOR PRIVATE ALLEYS, AS DESCRIBED IN THAT CERTAIN SHARED ACCESS AND MAINTENANCE AGREEMENT, RECORDED MAY 27, 2022, AS ENTRY NO. 64775:2022

PARCEL 3: (13-040-0136)

**PROPOSED LOT 3C, INCLUSIVE OF THE PROPOSED LAKESHORE LANDING,
BLOCK 3, PLAT F, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS NORTH 1328.17 FEET AND WEST 461.34 FEET
FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH,
RANGE 1 EAST AND RUNNING THENCE NORTH 89°08'21" WEST 64.47 FEET;
THENCE NORTH 364.88 FEET; THENCE SOUTH 89°13'03" EAST 98.91 FEET;
THENCE SOUTH 00°51'39" WEST 156.66 FEET; THENCE SOUTH 12°45'06" WEST
135.61 FEET; THENCE SOUTH 01°38'03" WEST 75.62 FEET TO THE POINT OF
BEGINNING.**

PARCEL 3A:

**TOGETHER WITH SHARED ACCESS FOR PRIVATE ALLEYS, AS DESCRIBED IN
THAT CERTAIN SHARED ACCESS AND MAINTENANCE AGREEMENT,
RECORDED MAY 27, 2022, AS ENTRY NO. 64775:2022**

PARCEL 4: (13-040-0159)

**PROPOSED LOT 4K, INCLUSIVE OF THE PROPOSED LAKESHORE LANDING,
BLOCK 4, PLAT H, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS NORTH 1134.59 FEET AND WEST 29.54 FEET
FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH,
RANGE 1 EAST AND RUNNING THENCE NORTH 89°04'08" WEST 137.29 FEET;
THENCE NORTH 46°17'43" WEST 54.66 FEET; THENCE NORTH 44°45'12" EAST
24.26 FEET; THENCE NORTH 45°47'22" WEST 69.07 FEET; THENCE NORTH
45°17'41" EAST 42.27 FEET; THENCE NORTH 16°47'47" EAST 209.48 FEET;
THENCE NORTH 00°44'31" EAST 218.59 FEET; THENCE SOUTH 89°13'03" EAST
123.91 FEET; THENCE SOUTH 00°50'20" WEST 552.60 FEET TO THE POINT OF
BEGINNING.**

PARCEL 4A:

**TOGETHER WITH SHARED ACCESS FOR PRIVATE ALLEYS, AS DESCRIBED IN
THAT CERTAIN SHARED ACCESS AND MAINTENANCE AGREEMENT,
RECORDED MAY 27, 2022, AS ENTRY NO. 64775:2022**

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public

utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on February 18, 2024:

IMH SLC American Fork LLC, a Delaware limited liability company

By: Ed Monce

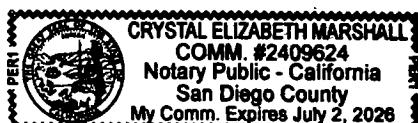
Name: Ed Monce

Its: Manager

STATE OF California
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Ed Monce as Manager on behalf of **IMH SLC American Fork LLC, a Delaware limited liability company**, personally known to me or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he)she/they) signed, sealed, and delivered the said instrument as (his)her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of Feb., 2025.



Crystal E. Marshall
Notary Public

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.