

Mail Tax Notice To:  
Westlake Partners Phase F, LLC  
5457 West 11000 North, Suite 200  
Highland, UT 84003

ENT 1551:2023 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2023 Jan 10 09:17 AM FEE 40.00 BY AR  
RECORDED FOR Backman Orem  
ELECTRONICALLY RECORDED

**SPECIAL WARRANTY DEED**

**Utah Valley Turf Farm Limited Partnership, an Arizona Limited Partnership, Grantor,**

of Mesa, State of Arizona, hereby conveys and warrants to

**Westlake Partners Phase F, LLC, a Utah limited liability company, Grantee,**

of Highland, State of Utah

for the sum of Ten Dollars and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

**PROPOSED SARATOGA SPRINGS COMMERCIAL PLAT F**

A parcel of land located in the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, in Saratoga Springs, Utah, described as follows:

Beginning at the Southwest corner of Lot 301, SARATOGA SPRINGS COMMERCIAL, PLAT C, Entry Number 62087:2019, according to the official plat thereof on file in the office of the Utah County Recorder, said point being located N00°22'47"E along the Section Line 991.05 feet and East 1039.26 feet from the West Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along the South line of said Lot 301, and Lots 401 through 406, SARATOGA SPRINGS COMMERCIAL, PLAT D, Entry Number 195354:2020, according to the official plat thereof on file in the office of the Utah County Recorder, the following four (4) courses: thence S89°43'27"E 1133.51 feet; thence along the arc of a curve to the right 90.11 feet with a radius of 123.00 feet through a central angle of 41°58'23", chord: S68°44'15"E 88.10 feet; thence S47°45'04"E 15.06 feet; thence N42°14'56"E 28.88 feet to the Southwest corner of Lot 1, GATEWAY AT SARATOGA SPRINGS, PLAT A, Entry Number 92097:2013, according to the official plat thereof on file in the office of the Utah County Recorder; thence along the South line of Lots 1 and 2 of said Plat the following two (2) courses: thence S66°38'54"E 74.77 feet; thence S89°22'39"E 254.95 feet to the West line of Redwood Road, State Route 68; thence along said West line the following three (3) courses: thence S00°30'32"W 483.35 feet; thence S01°24'07"W 300.11 feet; thence S00°22'43"W 140.69 feet to the Quarter Section Line; thence S89°48'52"W along said Quarter Section Line 1557.19 feet to the East line of Exchange Drive; thence North along said East line 987.64 feet to the point of beginning.

Contains: ±34.85 Acres

ACCOMMODATION: Backman Title Services  
makes no representation as to the condition  
of title and assumes no responsibility for validity,  
sufficiency or effect of this document on property.

1,518,274 Sq. Ft.

**LESS AND EXCEPTING THEREFROM SARATOGA COMMERCIAL PROPOSED LOT 602**

A portion of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at point located N00°22'47"E along the Section Line 663.73 feet and East 2329.46 feet from the West Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence North 53.92 feet; thence East 126.27 feet; thence North 45.53 feet; thence East 153.94 feet to the West line of Redwood Road; thence S00°30'32"W along said West line 147.23 feet; thence S89°59'58"W 215.66 feet; thence North 47.78 feet; thence West 63.25 feet to the point of beginning.

Contains: ±0.74 Acres

32,388 Sq. Ft.

**Parcel No.: 58-032-0220**

Subject to Easements, Restrictions, Reservations, Covenants Conditions and Restrictions, and Rights of Way appearing of record and enforceable in law and equity and subject to 2023 taxes and thereafter.

Witness the hand of said Grantor this 9<sup>th</sup> day of January, 2023.

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Signature on following page*

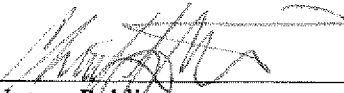
**Utah Valley Turf Farm Limited Partnership,  
an Arizona Limited Partnership**

**By: The Wm. Douglas Horne Family Revocable Trust, Dated October 16, 1992, General Partner**

  
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**Mark H. Horne, Trustee**

STATE OF UTAH     )  
                                          )ss:  
COUNTY OF UTAH    )

The foregoing instrument was subscribed and sworn to and acknowledged before me this 9<sup>th</sup> day of January, 2023 by **Mark Horne, Trustee of The Wm. Douglas Horne Family Revocable Trust, Dated October 16, 1992, General Partner of Utah Valley Turf Farm Limited Partnership, an Arizona Limited Partnership**, who acknowledged that said entity executed the same.

  
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Notary Public  
My Commission Expires: 7/17/23  
Residing at: UTAH