

Mail Recorded Deed & Tax Notice To:
HFT 3, LLC, a Utah limited liability company
520 South 850 East, Ste A100
Lehi, UT 84043

ENT 17411:2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Mar 21 03:26 PM FEE 40.00 BY AR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 166612-TOF

SPECIAL WARRANTY DEED

LSL Property Holdings, LLC, a Utah limited liability company,

GRANTOR(S), of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

HFT 3, LLC, a Utah limited liability company

GRANTEE(S), of Lehi, 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.: 13-040-0027 and 35-280-0042 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 21st day of March, 2023.

LSL Property Holdings, LLC, a Utah limited liability company

By: The JMH Inheritor's Trust

Its: ~~Manager~~ Signed with Stavvy:

By: Jacob M. Horan
Jacob M. Horan
Trustee

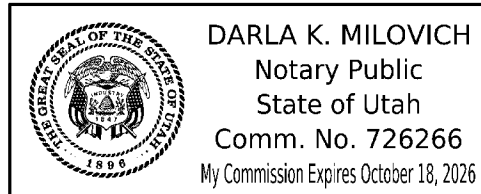
STATE OF UTAH

COUNTY OF SALT LAKE

On the 21st day of March, 2023, before me, personally appeared Jacob M. Horan, who 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 the JMH Inheritor's Trust, which entity is named as Manager to LSL Property Holdings, LLC, a Utah limited liability company. This act was performed via remote online audio-visual communication.

Signed with Stavvy:

Darla K. Milovich
Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A
Legal Description

PROPOSED AF PD SOUTH PLAT "B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 9.94 FEET AND WEST 461.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 84°19'13" WEST 111.29 FEET; THENCE NORTH 03°48'54" EAST 63.91 FEET; THENCE SOUTH 89°02'14" EAST 109.42 FEET; THENCE SOUTH 00°57'46" WEST 44.42 FEET; THENCE ALONG THE ARC OF A 243.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS S04°20'18"W 28.62 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

WHEN RECORDED, RETURN TO:

White Horse Developers, LLC
520 South 850 East, Suite A4
Lehi, Utah 84043



ENT 91611:2022 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Aug 17 2:24 pm FEE 40.00 BY TR
RECORDED FOR WHITE HORSE DEVELOPERS

SPECIAL WARRANTY DEED

White Horse Developers, LLC, a Utah limited liability company (“**Grantor**”), for ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant against all claiming by, through, or under Grantor, but not otherwise, to **HFT 3, LLC**, a Utah limited liability company (“**Grantee**”) the following described real property situated in Utah County, State of Utah (“**Utah**”):

See Exhibit A attached hereto.

This conveyance is made subject to all easements, rights of way, and encumbrances now of record.

WHEREFORE, the foregoing has been executed effective as of the date signed by all parties.

GRANTOR:

White Horse Developers, LLC, a Utah limited liability company

By: Michael B. Horan

Name: Michael B. Horan

Title: Manager

Date: 8/15/22

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 15th day of August, 2022, by Michael B. Horan as Manager of White Horse Developers, LLC.

[Signature]
Notary Public

SEAL:

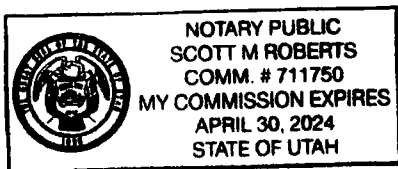


EXHIBIT A

(Legal Description of Property)

COMMENCING WEST 8.03 CHAINS ALONG SECTION LINE FROM SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE EAST 60 FEET; THENCE NORTH 210 FEET; THENCE WEST 60 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 13:040:0027