

ENT 183596 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Oct 28 12:03 PM FEE 40.00 BY MG
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO
(TAX MAILING ADDRESS):

Grantee
11650 South State Street, Suite 300
Draper, UT 84020
MTC File No. 301114

WARRANTY DEED

OZ AF East, LLC, a Utah limited liability company , GRANTORS, for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Elevate Apartments at 620, LLC, a Utah Limited Liability Company

as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

Parcel 1:

Beginning at a point that is located on a boundary and represented by a survey Surveying Associates, on file within Utah County Survey records as File # 91-65, which point is located North 89° 35' 45" West 1326.32 feet along section line and North 60.73 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate - System, Central Zone); thence along said survey boundary South 82°14'24" West a distance of 89.20 feet, thence North 89°26'51" West whose course is also is along the Utah Valley Business Park Plat "L" Subdivision a distance of 588.50 feet, thence North 89°47'54" West along said Utah Valley Business Park Plat "F" a distance of 150.04 feet, thence North 00°26'49" East along said Utah Valley Business Park Plat "F" a distance of 44.96 feet, thence to and along the Easterly Bounds of Harrington Hollow Amended Subdivision, the following 2 courses: North 00°47'06" East a distance of 143.49 feet, thence North 00°29'08" East a distance of 343.65 feet to the bounds of a R.O.W. known as 620 South Street of the Vest Road Dedication via Dedication Plat of Utah County Recorder's Office, thence South 88°56'00" East a distance of 604.99 feet to the beginning of a curve, said curve bears to the right through an angle of 08°30'17", having a radius of 1200.00 feet along the arc distance of 178.12, and whose long chord bears South 84°40'52" East a distance of 177.96 feet, thence South 80°25'43" East a distance of 122.13 feet, leaving said R.O.W. thence South 09°35'42" West a distance of 484.96 feet to the point of beginning.

Parcel 2:

A non-exclusive perpetual access easement for Storm Water Facilities as disclosed by that certain Storm Drainage Easement recorded September 29, 2020 as Entry No. 149949:2020 of Official Records.

Tax Parcel No. 13-059-0118

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations
of record.

In witness whereof, the grantors have executed this instrument this 28th day of October, 2021.

OZ AF East, LLC, a Utah limited liability company



Greg Rindlisbacher, Authorized Agent

STATE OF UTAH)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 28 day of October, 2021 by Greg Rindlisbacher, Authorized Agent of OZ AF East, LLC, a Utah limited liability company , who duly acknowledged to me that said instrument was executed by authority.

Mr Abbott
Notary Public

