

ENT 20746 : 2018 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2018 Mar 02 04:24 PM FEE 14.00 BY DA  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:  
Boyer Holbrook Residential, LC and Ivory Development, LLC  
101 South 200 East #200  
Salt Lake City, Utah 84111



File No.: 98490-PF

## WARRANTY DEED

**HF Ranch, LC, a Utah limited liability company**  
**GRANTOR(S)** of Lehi, State of Utah, hereby Conveys and Warrants to  
**Boyer Holbrook Residential, LC and Ivory Development, LLC**

**GRANTEE(S)** of Salt Lake City, 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.: 58-021-0240 and 58-021-0235 (for reference purposes only)**

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 2<sup>nd</sup> day of March, 2018.

HF Ranch, LC, a Utah limited liability company

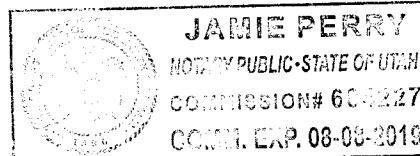
BY: Stephen Holbrook  
Stephen Holbrook  
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 2<sup>nd</sup> day of March, 2018, personally appeared before me Stephen Holbrook, who acknowledged himself to be the Manager of HF Ranch, LC, a Utah limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

A handwritten signature of a Notary Public, with the text "Notary Public" printed below it.



8-8-2019

File No. 98490-PF

**EXHIBIT A****PARCEL 1:**

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 00°08'15" West along the section line 2,222.16 feet and West 3,692.17 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 65°54'42" West 188.79 feet; thence North 24°01'48" East 77.98 feet; thence North 08°45'30" East 53.14 feet; thence North 01°22'15" East 164.67 feet; thence North 03°14'38" West 1.32 feet; thence North 89°49'32" East 183.89 feet; thence South 00°10'28" East 188.07 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 167.98 feet through a central angle of 32°04'52" chord: South 15°51'58" West 165.79 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 164.00 feet a distance of 22.38 feet through a central angle of 07°49'06" chord: South 27°59'51" West 22.36 feet to the point of beginning. (aka Plat B Detention Area)

**PARCEL 2:**

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 00°08'15" West along the section line 1,581.02 feet and West 3,703.28 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 77°58'22" West 80.68 feet; thence North 18°46'54" West 38.91 feet; thence North 07°56'16" West 42.47 feet; thence North 77°58'22" East 82.23 feet; thence South 12°01'38" East 81.00 feet to the point of beginning. (aka Additional Hudson Way)

**PARCEL 3:**

A portion of the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on a common boundary line described in a Boundary Line Agreement recorded as Entry No. 9715:2017 located North 00°08'15" West along the section line 1,328.44 feet and West 1,081.26 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°53'02" West 131.92 feet to the Easterly line of that real property conveyed to Lehi City in Warranty Deed recorded as Entry No. 63306:2017; thence along said line North 18°29'37" West 105.67 feet to the Southerly line of that real property described in Warranty Deed recorded as Entry No. 93381:2017; thence along said line North 89°51'07" East 132.04 feet; thence South 18°25'00" East 105.70 feet to the point of beginning. (Land under Power Lines)