

Union Title File: #25-RJ-73

MAIL TAX NOTICE TO:
MOUNTAIN LAKE GROUP V, LLC
218 North 860 East
American Fork, Utah 84003

ENT 20948:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 25 11:39 AM FEE 40.00 BY KR
RECORDED FOR Union Title
ELECTRONICALLY RECORDED

**WARRANTY DEED
(CORP. FORM)**

HARLEY CONSTRUCTION, INC., a Utah Corporation organized and existing under the laws of the State of Utah, with its principal office PO Box 572 American Fork, Utah 84003

Grantor(s),

hereby CONVEY(s) and WARRANT(s) to

MOUNTAIN LAKE GROUP V, LLC, a Utah Limited Liability Company

Grantee(s),

Of AMERICAN FORK, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

BEGINNING AT A POINT LOCATED NORTH 89°39'15" EAST ALONG THE SECTION LINE 472.65 FEET AND SOUTH 680.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°40'00" EAST ALONG CRESTWOOD ESTATES SUBDIVISION 268.80 FEET; THENCE SOUTH 88°20'55" EAST 31.12 FEET; THENCE SOUTH 49°38'53" EAST 89.56 FEET; THENCE NORTH 88°20'55" WEST 92.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE 31.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°51'35", WITH A CHORD BEARING AND DISTANCE OF SOUTH 46°13'17" WEST 28.50 FEET; THENCE SOUTH 00°47'30" WEST 292.69 FEET; THENCE SOUTH 89°12'30" EAST 408.18 FEET; THENCE NORTH 38°50'21" EAST 62.42 FEET; THENCE SOUTH 53°27'31" EAST 47.44 FEET; THENCE SOUTH 44°44'27" EAST 89.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CANYON ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES: (1) SOUTH 00°31'20" WEST 68.62 FEET; (2) THENCE SOUTH 00°13'40" WEST 220.87 FEET; THENCE NORTH 89°31'40" WEST 307.80 FEET; THENCE SOUTH 88°07'05" WEST 300.17 FEET; THENCE NORTH 88°40'00" WEST 200.01 FEET; THENCE NORTH 00°47'30" EAST 716.03 FEET TO THE POINT OF BEGINNING.

Being a Portion of Parcel "A", Carol's Countryside Subdivision, Plat "B", according to the official plat thereof on file and of record in the office of the Utah County Recorder.


Tax Parcel: 65-726-0005

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the managers and/or members of the Grantor at a lawful meeting duly held and attended by all necessary parties.

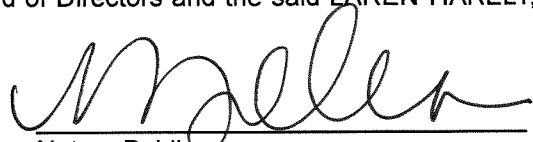
In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer(s) and/or agents this 21 day of March, 2025.

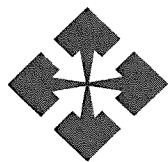
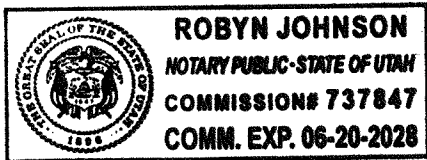
HARLEY CONSTRUCTION, INC.


By: Laren Harley
Its: President

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 21 day of March, 2025, personally appeared before me LAREN HARELY, the signer of the within instrument, who being by me duly sworn did say, each for himself/herself, that the said LAREN HARLEY is the PRESIDENT of HARLEY CONSTRUCTION, INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and the said LAREN HARELY, acknowledged to me that said corporation executed the same.


Notary Public



UNION TITLE
INSURANCE AGENCY LLC
272 WEST 200 NORTH STE 110 LINDON, UT 84043
OFFICE: 801.899.2332 | FAX: 801.899.2333