

Mail Recorded Deed & Tax Notice To:
Rockport, LLC, a Utah limited liability company
1780 W. 700 N., Suite 40
Lindon, UT 84042

ENT 21245:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 26 08:58 AM FEE 40.00 BY LM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.: 185160-TOB

SPECIAL WARRANTY DEED

Robert K. Hogan and Debra Hogan, Trustees of The Hogan Family Trust dated January 27, 2020, as to an undivided 25% interest and Charles D. Day and Robyn M. Day, as joint tenants, as to an undivided 75% interest,

GRANTOR(S), of American Fork, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Rockport, LLC, a Utah limited liability company,

GRANTEE(S), of Lindon, 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.: 13-047-0027 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 03/20/2025.

The Hogan Family Trust dated January 27, 2020

BY: [Signature]
Debra Hogan
BY: [Signature]
Robert K. Hogan

STATE OF UTAH

COUNTY OF Salt Lake

On this 3-20-2025, before me, personally appeared Debra Hogan, 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 Hogan Family Trust dated January 27, 2020.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF Salt Lake

On this 3-20-2025, before me, personally appeared Robert K. Hogan, 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 Hogan Family Trust dated January 27, 2020.

[Signature]
Notary Public



3/24/2025

Charles D. Day
Charles D. Day

Robyn M. Day
Robyn M. Day

STATE OF UTAH

COUNTY OF Utah

On this 3/24/2025, before me, personally appeared Charles D. Day, 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.

Jessica Best
Notary Public



STATE OF UTAH

COUNTY OF Utah

On this 3/24/2025, before me, personally appeared Robyn M. Day, 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.

Jessica Best
Notary Public



EXHIBIT A

Legal Description

A tract of land situate in Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah more particularly described as follows:

Beginning at a point which is the intersection of the East right of way line of Storrs Avenue (300 West Street) and the Southerly right of way line of a 50 foot wide freeway frontage road, which beginning point is located West 1100.12 feet and North 3425.73 feet (based on the Utah State Plane Coordinate System, Central Zone, bearing of section lines - NAD 27) from the South Quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along the Northerly line of the Union Pacific Railroad property by the following three courses and distances: (1) along a line parallel with and 50 feet distant Southerly from the Southeasterly right of way line of Interstate Highway I-15 South 70°00'37" East 286.82 feet; (2) thence 61.20 feet along the arc of a 975.00 foot radius curve to the right whose chord bears South 68°48'55" East 61.19 feet; (3) thence South 67°04'43" East 378.07 feet more or less to the Easterly line of the Union Pacific Railroad property; thence along the Easterly line of said railroad property by the following three (3) courses and distances: (1) South 83.20 feet; (2) thence South 50°14'11" West 36.28 feet; (3) thence South 33°26'06" West 62.83 feet; thence leaving said Easterly property line and continuing on a line 50 feet distant Northeasterly from and parallel with the centerline of the existing railroad tracks, 703.07 feet along the arc of a 4675.50 foot radius curve to the left whose chord bears North 60°51'22" West 702.37 feet; to the Easterly fenced right of way line of Storrs Avenue (300 West Street); thence along said street line North 00°46'22" East 84.20 feet to the point of beginning.

LESS AND EXCEPTING that portion of land conveyed to UDOT by that Final Judgment of Condemnation, recorded January 16, 2013 as Entry No. 5034:2013, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter Northwest Quarter of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Easterly right of way line of Storrs Avenue (300 West Street) and the Southwesterly highway right of way line of the Southwest Frontage Road of Interstate 15, which point is 1100.12 feet West and 3425.73 feet North from the South Quarter corner of said Section 23; thence running along said highway right of way line the following three (3) courses and distances: (1) thence South 70°00'37" East 286.82 feet; (2) thence Easterly 61.20 feet along the arc of a 975.00 foot radius curve to the right, (chord bears South 68°48'55" East 61.19 feet); (3) thence South 67°04'43" East 378.07 feet to the Easterly boundary line of said entire tract; thence South 71.82 feet along said boundary line to a point 182.98 feet radially distant Southwesterly from the centerline of said project, opposite approximate Engineers Station 4339+69.24; thence Northwesterly 748.91 feet along the arc of a 4160.00 foot radius curve to the left, (chord bears North 64°30'03" West 747.90 feet) to said Storrs Avenue Easterly right of way line; thence North 00°46'22" East 17.26 feet along said right of way line to the point of beginning.