

ENT 214236 : 2021 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2021 Dec 29 02:21 PM FEE 40.00 BY AR  
RECORDED FOR Vanguard Title Insurance Agency, LLC - American Fork  
ELECTRONICALLY RECORDED

**Vanguard Title Insurance Agency, LLC**  
Mail Tax Notices to Grantee and  
WHEN RECORDED RETURN TO:  
**Sky Harbor Development, L.C.**  
**164 West 510 South**  
**American Fork, UT 84003**

## **WARRANTY DEED**

GRANTOR(S): **Sky Harbor II, LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Sky Harbor Development, L.C. a Utah limited liability company as to a 2/6th interest; and SRaff Properties LLC, a Utah limited liability company as to a 1/6 interest, and Jared Skidmore as to a 1/6 interest and MDS Holdings, LLC, a Nevada limited liability company as to a 1/6 interest and T&N Skidmore LLC, a Utah limited liability company as to a 1/6 interest**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County, State of UTAH**:

See Exhibit "A" attached hereto and by reference made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 29th day of December, 2021 .

Sky Harbor II, LLC  
BY:   
Brent Skidmore  
Managing Member

State of Utah }  
County of Utah } :ss.

On this 29th day of December, 2021, personally appeared before me, Brent Skidmore , who being duly sworn, did say that he the Managing Member of Sky Harbor II, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of its articles of organization or its operating agreement, and that the said Brent Skidmore acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Notary Public



**EXHIBIT A****Legal Description**

Parcel 1: Commencing South 89°48'14" East 867.78 feet and North 788.86 feet from the South Quarter corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; North 89°34'0" West 331.08 feet; North 0°28'0" East 978.15 feet; South 64°51'36" East 389.72 feet; South 815.56 feet; North 89°33'59" West 29.8 feet to beginning.

Parcel 2: Commencing North 858.02 feet and East 437.19 feet from the North Quarter corner of Section 35, Township 5 South, Range 1 East, Salt Lake Base and Meridian; East 437.32 feet; South 72.39 feet; North 87°39'0" West 438.62 feet; North 0°58'50" East 54.41 feet to beginning.

Tax Parcel No.: 13-067-0075 and 13-067-0107

Parcel 3: Commencing South 89°48'14" East 859.78 feet and South 44 feet from the South Quarter corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; North 0°33'0" East 832.9 feet; South 89°34'2" East 29.8 feet; North 815.23 feet; South 64°51'36" East 111.14 feet; along a curve to left (chord bears: South 66°21'43" East 317.65 feet, radius = 6060 feet); South 0°42'35" West 1481.52 feet; North 88°52'0" West 411 feet to beginning.

**LESS AND EXCEPTING THEREFROM:** Commencing South 34.46 feet and East 118.79 from the North Quarter corner of Section 35, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°19'53" East 24.00 feet; thence South 89°01'36" East 1140.35 feet; thence South 89°22'16" East 12.17 feet; thence South 00°40'34" West 24.00 feet; thence North 89°22'16" West 12.23 feet; thence North 89°01'36" West 1140.15 feet to the point of beginning.

Tax Parcel No.: 13-067-0097