

Mail Recorded Deed & Tax Notice To:
Sleepy Lagoon Townhomes L.L.C., a Utah limited liability company
145 E Center Street
North Salt Lake, UT 84054

ENT# 282922 Pg 1 of 3
Date: 15-Apr-2024 09:38 AM
Fee: \$40.00 ACH
Filed By: JK
CINDY PETERSON, RECORDER
BEAVER COUNTY CORPORATION
For: COTTONWOOD TITLE INSURANCE AGENCY, I
Recorded Electronically by Simplifile



File No.: 177205-DWP

WARRANTY DEED

Sleepy Lagoon LLC, a Utah limited liability company,

GRANTOR(S), of North Salt Lake, State of Utah, hereby Conveys and Warrants to

Sleepy Lagoon Townhomes L.L.C., a Utah limited liability company,

GRANTEE(S), of North Salt Lake, 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 **Beaver County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 03-0045-0047 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 12th day of April, 2024.

Sleepy Lagoon LLC, a Utah limited liability
company

By: *Greg W*
Greg Washburn, Member

STATE OF UTAH

COUNTY OF DAVIS

On this 12th day of April, 2024, before me, personally appeared Greg Washburn, 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 Sleepy Lagoon L.L.C., a Utah limited liability company.

Notary Public

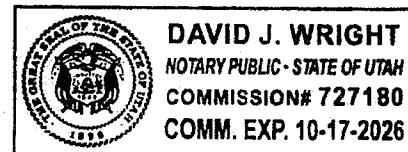


EXHIBIT A
Legal Description

Beginning at a point on the West line of Old U.S. Highway 91, which is South 89°42'57" East along the Section line 1118.84 feet and South 00°00'00" West 743.11 feet and South 00°19'41" West 16.94 feet from the North quarter corner of Section 28, Township 29 South, Range 7 West, Salt Lake Base and Meridian, and running thence South 00°19'41" West 395.56 feet; thence South 89°47'35" West 211.20 feet; thence North 00°19'41" East 314.82 feet; thence South 88°21'25" East 72.32 feet; thence North 42°39'46" East 103.01 feet; thence North 73°07'31" East 23.29 feet; thence North 88°42'00" East 47.28 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion lying within the boundaries of the State Road right of way.