

Entry #: 333438

03/17/2025 08:05 AM

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FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Talisha Johnson, Sanpete, Recorder

Mail Recorded Deed & Tax Notice To:
RKF Manti, LLC, a Utah limited liability company
1835 South Hwy 89
Perry, UT 84302



File No.: 141994-KAP

SPECIAL WARRANTY DEED

Manti City, a Utah municipal corporation,

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

RKF Manti, LLC, a Utah limited liability company,

GRANTEE(S), of Perry, 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 **Sanpete County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: NOT YET ASSESSED (Prior 0007326X16, 0007326X18, 0007326X21 and 0000007326)
(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]

Dated this 12th day of March, 2025.

Manti City, a Utah municipal corporation

BY: _____

Alfred Bigelow
Alfred Bigelow
Mayor

Attest:

BY: _____

JoAnn Otten
JoAnn Otten
City Recorder

STATE OF UTAH

COUNTY OF DAVIS

On this 12th day of March, 2025, before me, personally appeared Alfred Bigelow, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Manti City, a Utah municipal corporation.

Michelle Francks
Notary Public



MICHELLE FRANCKS
Notary Public
State of Utah
My Commission Expires 03/16/2025
COMMISSION NUMBER 717091

EXHIBIT A
Legal Description

BEGINNING S.0°27'58"W. ALONG THE SECTION LINE 1971.31 FEET AND N.90°00'00"E. 444.54 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 3 EAST, SLB&M; THENCE N.89°20'18"E. 415.56 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 209.00 FEET A DISTANCE OF 88.09 FEET (THE CHORD OF SAID CURVE BEARS S.78°35'13"E. 87.44 FEET), THENCE S.66°30'45"E. 55.75 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF US 89, THENCE S.25°15'58"W. ALONG SAID RIGHT-OF-WAY LINE 325.10 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 40.00 FEET A DISTANCE OF 7.71 FEET (THE CHORD OF SAID CURVE BEARS S.30°47'09"W. 7.69 FEET), THENCE S.36°18'19"W. 53.01 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET A DISTANCE OF 11.56 FEET (THE CHORD OF SAID CURVE BEARS S.30°47'09"W. 11.54 FEET), THENCE S.25°15'58"W. 49.44 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET A DISTANCE OF 22.76 FEET (THE CHORD OF SAID CURVE BEARS S.57°51'59"W. 21.55 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF 850 NORTH STREET, THENCE N.89°32'00"W. ALONG SAID RIGHT-OF-WAY LINE 334.00 FEET, THENCE N.0°07'24"E. 441.42 FEET TO THE POINT OF BEGINNING.