

When Recorded, Return to:

Hawkmoon Holdings, LLC
Attn: Tyler Horan
42 East 1100 South #1A
American Fork, UT 84003



ENT 34397:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 24 12:00 PM FEE 40.00 BY KR
RECORDED FOR HAWKMOON HOLDINGS LLC

Tax Parcel No.: 27:041:0093

(Space above for Recorder's use only)

QUITCLAIM DEED

HAWKMOON HOLDINGS, LLC, a Utah limited liability company ("**Grantor**"), whose address is 42 E. 1100 S., #1A, American Fork, UT 84003, hereby QUITCLAIMS to **RIVER RUN SF, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 42 E. 1100 S., #1A, American Fork, UT 84003, for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's right, title and interest in and to the following described tract of real property (the "**Property**") situated in Utah County, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein.

[Signature and Acknowledgement to Follow]

EXHIBIT A

Description of the Property

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 188.37 FEET; THENCE EAST 264.92 FEET; THENCE ALONG A 500.00-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N 87°49'53" E 37.84 FEET); THENCE NORTH 85°39'47" EAST 266.236 FEET; THENCE SOUTH 30°48'35" WEST 26.993 FEET; THENCE SOUTH 75°00'00" WEST 86.547 FEET; THENCE SOUTH 05°12'59" WEST 103.40 FEET; THENCE SOUTH 08°35'33" WEST 62.40 FEET; THENCE SOUTH 08°07'05" WEST 134.76 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 225.69 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 319,100 SQ. FT. OR 7.3255 ACRES, MORE OR LESS

