

ENT 34495:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 24 02:15 PM FEE 40.00 BY KR
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

MAIL TAX NOTICES TO GRANTEE AT:
2628 EAST PRAIRIE VIEW DRIVE, EAGLE MOUNTAIN, UTAH 84005



Property Reference Information:

Tax Parcel No(s).: **32-022-0011**

Property Address(es) (if any):

PROPOSED PLAT K HILLS @ SUMMIT RIDGE, SANTAQUIN, UT 84655

WARRANTY DEED

WOOD SPRINGS, LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

RIDING SIDING CONSTRUCTION, LLC, a UTAH limited liability company ("Grantee"),

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

*Information for reference purposes:*GT Title File No.: **W57298**Tax Parcel No(s).: **32-022-0011**

Property Address(es) (if any):

PROPOSED PLAT K HILLS @ SUMMIT RIDGE, SANTAQUIN, UT 84655**-Signature Page to Warranty Deed-**

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 23 day of **MAY, 2024**.

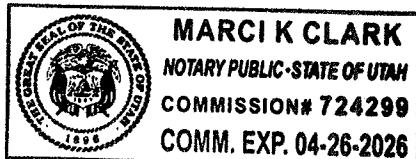
WOOD SPRINGS, LLC

By: David Simpson
DAVID SIMPSON
 Its: **MANAGER**

STATE OF UTAH)
 COUNTY OF Utah)
) ss.
)

On this 23rd day of **May, 2024**, personally appeared before me **DAVID SIMPSON**, who stated that he/she is the **MANAGER** of **WOOD SPRINGS, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

Marci K Clark
 NOTARY PUBLIC



*Information for Reference Purposes:*File No.: **W57298**County Parcel No(s).: **32-022-0011**

Property Address(es):

PROPOSED PLAT K HILLS @ SUMMIT RIDGE, SANTAQUIN, UT 84655**EXHIBIT "A"**
Legal Description

The real property referred to herein is situated in **UTAH** County, Utah, and is described as follows:

PROPOSED HILLS @ SUMMIT RIDGE PLAT "K" DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE THAT IS S.0'01' 4" E. A DISTANCE OF 814.49' ALONG THE SECTION LINE AND WEST 82.79' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID CURVE TURNING TO THE LEFT THROUGH 05° 49' 44", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS S 23° 25' 29" E FOR A DISTANCE OF 141.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 88° 39' 17", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 17° 59' 17" W FOR A DISTANCE OF 20.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 28° 01' 17" E FOR A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 85° 45' 35", HAVING A RADIUS OF 15.69 FEET, AND WHOSE LONG CHORD BEARS S 72° 20' 40" E FOR A DISTANCE OF 21.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 04° 31' 01", HAVING A RADIUS OF 1390.56 FEET, AND WHOSE LONG CHORD BEARS S 31° 4.3' 23" E FOR A DISTANCE OF 109.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH 83° 39' 07", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 50' 40" W FOR A DISTANCE OF 20.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 45° 36' 50", HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS S 26° 51' 48" W FOR A DISTANCE OF 42.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 52° 35' 26" W FOR A DISTANCE OF 40.86 FEET TO A POINT ON A LINE. THENCE, S 48° 28' 34" W FOR A DISTANCE OF 111.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 09° 01' 22", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 12' 41" W FOR A DISTANCE OF 47.19 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 10° 06' 27", HAVING A RADIUS OF 950.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 45' 14" W FOR A DISTANCE OF 167.37 FEET. THENCE, S 38° 48' 27" W FOR A DISTANCE OF 137.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11° 24' 00", HAVING A RADIUS OF 550.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 06' 27" W FOR A DISTANCE OF 109.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 62° 35' 33" W FOR A DISTANCE OF 172.00 FEET TO A POINT ON A LINE. THENCE, N 64° 27' 41" W FOR A DISTANCE OF 46.02 FEET TO A POINT ON A LINE. THENCE, N 62° 42' 16 W FOR A DISTANCE OF 127.66 FEET TO A POINT ON A LINE. THENCE, N 22° 54' 00" E FOR A DISTANCE OF 107.30 FEET TO A POINT ON A LINE. THENCE, N 43° 06' 04" E FOR A DISTANCE OF 46.49 FEET TO A POINT ON A LINE. THENCE, N 26° 55' 07" E FOR A DISTANCE OF 307.92 FEET TO A POINT ON A LINE. THENCE, N 46° 25' 42" E FOR A DISTANCE OF 198.92 FEET TO A POINT ON A LINE. THENCE N 59° 08' 49" E A DISTANCE OF 237.60 FEET TO THE POINT OF BEGINNING