

ENT 36454:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 19 10:38 AM FEE 40.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Taha'a Real Estate, LLC, a Utah limited liability company
551 East State Road
American Fork, UT 84003



File No.: 188177-CAB

WARRANTY DEED

RBAK Ventures, LLC, as to Parcels 1, 3, 4 and 5 and RBAK Ventures, LLC, a Utah limited liability company who acquired title as RBAK Ventures, as to Parcel 2,

GRANTOR(S), of Midway, State of Utah, hereby conveys and warrants to

Taha'a Real Estate, LLC, a Utah limited liability company,

GRANTEE(S), of American Fork, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 14-017-0301, 14-017-0299, 14-017-0278, 14-017-0129 and 14-017-0300 (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 15th day of May, 2025.

RBAK Ventures, LLC, a Utah limited liability company

BY: 
Ryan Davis
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of May, 2025, before me, personally appeared Ryan Davis, 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 RBAK Ventures, LLC, a Utah limited liability company.



Notary Public

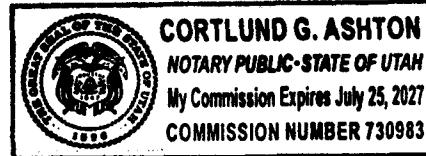


EXHIBIT A
Legal Description

PARCEL 1:

Commencing at a point located South 553.2 feet and East 1107.9 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°31'0" West 123.3 feet; thence West 165.0 feet; thence North 0°31'0" East 6.67 feet; thence North 89°14'49" East 8.43 feet; thence North 0°26'56" West 111.11 feet; thence North 89°49'42" West 6.56 feet; thence North 0°31'0" East 7.01 feet; thence South 89°26'0" East 165 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the 300 North AF Road Dedication Plat, recorded November 6, 2024 as Entry No. 77975:2024 in the office of the Utah County Recorder.

PARCEL 2:

Commencing 553.2 feet South and 942.9 feet East of the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°26' West 126.23 feet; thence South 1°32'41" East 267.71 feet; thence North 86°54'47" East 25 feet; thence South 1°32'23" East 89.71 feet; thence North 86°55'15" East 88.6 feet; thence North 0°31'0" East 351.13 feet to the beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the 300 North AF Road Dedication Plat, recorded November 6, 2024 as Entry No. 77975:2024 in the office of the Utah County Recorder.

PARCEL 3:

Commencing South 814.95 feet and East 940.55 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°51'35" East, 154.24 feet; thence South 01°19'52" West, 118.15 feet; thence South 89°31'32" West, 149.53 feet; thence North 00°31'00" East, 30.99 feet; thence South 86°55'15" West 3.05 feet; thence North 00°31'00" East, 88.16 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following property disclosed by a Warranty Deed recorded August 10, 2015, as Entry No. 72113:2015, as follows:

Basis of Bearing: Utah State Plane Bearings

Beginning at a point which is located 933.97 feet South and 942.55 feet East of the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, City of American Fork, State of Utah, and running thence North 00°31'00" East 30.99 feet; thence North 89°31'32" East 57.74 feet; thence South 00°28'24" East 30.99 feet to the Northeast Corner of Lot 14, COUNTRY MEADOW ESTATES SUBDIVISION PLAT A; thence South 89°31'32" West along the North line of Lot 14, COUNTRY MEADOW ESTATES SUBDIVISION, PLAT A, 58.27 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Commencing South 814.95 feet and East 940.55 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°51'35" East 3.05 feet; thence South 00°31'02" West 88.04 feet; thence South 86°55'15" West 3.06 feet; thence North 00°31'00" East 88.2 feet to the point of beginning.

PARCEL 4:

Commencing South 814.95 feet and East 940.55 feet from the West Quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°51'35" East 3.05 feet; thence South 00°31'02" West 88.04 feet; thence South 86°55'15" West 3.06 feet; thence North 00°31'00" East 88.2 feet to the point of beginning.

PARCEL 5:

A parcel of land in fee, being part of an entire tract of property, situated in the Northwest quarter of the Southwest quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Southerly right of way line of 300 North Street, American Fork City, Utah and a fence line, which point is 558.61 feet South 00°25'13" East along the section line and 945.31 feet East from the West Quarter Corner of said Section 18; and running thence South 00°26'56" East 111.11 feet along said fence line to a fence corner; thence South 89°14'49" West 8.43 feet along a fence line to the Westerly boundary line of said entire tract; thence North 00°30'55" East 111.24 feet along said boundary line to said Southerly right of way line; thence South 89°49'42" East 6.56 feet along said right of way line to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the 300 North AF Road Dedication Plat, recorded November 6, 2024 as Entry No. 77975:2024 in the office of the Utah County Recorder.