

ENT 37800:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 22 12:06 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
WHL Hiatt, LLC, a Utah limited liability company
42 East 1100 South, Suite 1A
American Fork, UT 84003



File No.: 189928-DMP

SPECIAL WARRANTY DEED

Hawkmooon Holdings, LLC, a Utah limited liability company,

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

WHL Hiatt, 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.: 29-023-0048 (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 21 day of May, 2025.

Hawkmoon Holdings, LLC, a Utah limited liability company

BY: Dallin Horan
Dallin Horan
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 21 day of May, 2025, before me, personally appeared Dallin Horan, 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 Hawkmoon Holdings, LLC, a Utah limited liability company.

Tiffanie S. Mace
Notary Public

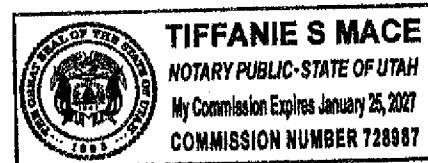


EXHIBIT A
Legal Description

PROPOSED HIATT CREEK PHASE 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 89°41'05" WEST ALONG THE SECTION LINE 14.50 FEET FROM THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 312.76 FEET; THENCE WEST 844.82 FEET; THENCE NORTH 21.17 FEET; THENCE NORTH 27°53'27" EAST 75.16 FEET; THENCE NORTH 06°51'22" EAST 90.60 FEET; THENCE NORTH 27°52'47" EAST 30.74 FEET; THENCE NORTH 00°09'01" WEST 57.49 FEET; THENCE NORTH 70°27'34" EAST 59.06 FEET; THENCE NORTH 00°10'49" WEST 26.78 FEET TO THE SECTION LINE; THENCE NORTH 89°41'05" EAST ALONG THE SECTION LINE 729.06 FEET TO THE POINT OF BEGINNING.