

WHEN RECORDED, MAIL TO
AND MAIL TAX NOTICE TO:
Gnobl, Eagle Point, LLC,
150 North 1050 West
Centerville, UT 84014

ENT 4041:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Jan 08 10:30 AM FEE 40.00 BY SW
RECORDED FOR US Title Insurance Agency
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

File No: 034430
APN: 59-045-0025

Meadowbrook Land, LLC,

Grantor(s), of Highland, Utah County, State of Utah, hereby convey(s) and warrant(s) against all who claim by, through, or under the grantor to

Gnobl Eagle Point, LLC, a Utah limited liability company,

Grantee(s), of Eagle Mountain, Utah County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 6 day of Jan, 2021.

Meadowbrook Land, LLC

BY: Wayne Patterson
**Wayne Patterson, Member of Meadowbrook
Property Management, LLC, its Manager**

STATE OF UTAH)
COUNTY OF Utah) ss

The foregoing instrument was acknowledged before me the 6 day of January, 2021, by Wayne Patterson the Member Meadowbrook Property Management, LLC, the Manager of Meadowbrook Land, LLC.

Notary Public Justin J. Wilson

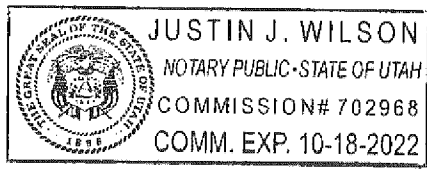


EXHIBIT "A"

Beginning at a point located North 89°31'09" West along section line 748.82 feet and South 448.24 feet from the Northeast Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along the arc of a 1517.68 foot radius curve to the left 278.19 feet through a central angle of 10°30'08" (chord bears South 02°49'52" East 277.80 feet); thence along the arc of a 20.00 foot radius curve to the right 31.55 feet through a central angle of 90°22'19" (chord bears South 37°06'13" West 28.38 feet); thence South 07°42'38" East 118.43 feet; thence South 18°24'52" West 71.70 feet; thence North 82°02'58" West 1030.38 feet; thence North 09°21'25" East 524.60 feet; thence South 80°38'35" East 85.61 feet; thence North 09°21'25" East 24.20 feet; thence South 82°02'57" East 144.23 feet; thence South 70°39'13" East 88.04 feet; thence along the arc of a 3739.09 foot radius curve to the right 21.11 feet through a central angle of 00°19'24" (chord bears South 06°36'20" West 21.11 feet); thence South 83°13'58" East 50.00 feet; thence South 75°32'59" East 299.23 feet; thence South 83°24'33" East 295.98 feet to the point of beginning.

Situated in Utah County, State of Utah

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