

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

ENT 44073 : 2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jun 13 12:15 PM FEE 40.00 BY KC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 190000-DMP

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## SPECIAL WARRANTY DEED

**Hawkmoo 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 Lakeview, 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.: 19-046-0111** (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 13<sup>th</sup> day of June, 2025.

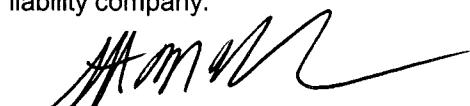
Hawkmoon Holdings, LLC, a Utah limited liability company

BY:   
Dallin Horan  
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 13<sup>th</sup> day of June, 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.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

All of that real property described in Deed Entry No. 25292:2017 in the official records of the Utah County recorder and being located in the Northwest Quarter of Section 34, Township 6 South, Range 2 East, Salt Lake Base & Meridian and being more particularly described by survey as follows:

Beginning at the Northeast Corner of Plat "A", Lakeview Fields subdivision according to the official plat thereof on file in the office of the Utah County Recorder, said point being located S89°34'24"E along the Section Line 398.49 feet and South 21.78 feet from the Northwest Corner of Section 34, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence N89°24'28"E along the northerly line of said real property 823.24 feet to the westerly right-of-way line of the Union Pacific Railroad (also being the Front Runner railway); thence S38°12'05"E along said right-of-way 564.08 feet to the southeast corner of said real property; thence S89°24'23"W along the south line of said real property 1138.95 feet to the southeast corner of Plat "A", Lakeview Fields subdivision; thence along the easterly boundary of said subdivision the following three (3) courses: N00°35'37"W 110.19 feet; thence S89°24'23"W 28.52 feet; thence N00°35'37"W 336.70 feet to the point of beginning.