

ENT 49462 : 2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jul 02 12:19 PM FEE 40.00 BY KC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Value Innovations HB Lofts, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City, UT 84117



File No.:

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## SPECIAL WARRANTY DEED

**ICO Multifamily Holdings, LLC, a Utah limited liability company,**

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

**Value Innovations HB Lofts, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Salt Lake City, 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.:** 58-021-0724(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 07-02-2025

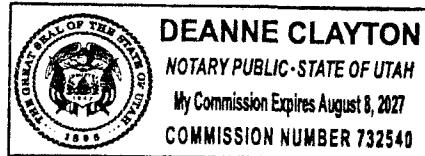
ICO Multifamily Holdings, LLC, a Utah limited  
liability company

By: James G. Seaborg  
Its: Manager

STATE OF UTAH  
UTAH  
COUNTY OF SALT LAKE

On JULY 2ND, 2025, before me, personally appeared  
JAMES G. SEABORG, 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 ICO Multifamily Holdings, LLC, a Utah limited liability company.

Deanne Clayton  
Notary Public



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

A part of the Northwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on a westerly boundary line of INNOVATION PARK PHASE 1 Subdivision, according to the official plat thereof recorded November 22, 2023 as Entry No. 76488-2023 in the Utah County Recorder's Office, said point also being N00°08'15"W 2098.80 feet along the Section line and S89°51'45"W 4538.68 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence along said boundary line S01°03'29"E 17.26 feet to the northerly deed line of a Warranty Deed recorded as Entry #61322:2018 on June 29, 2018; thence along said deed line the following three (3) courses: (1) S88°56'32"W 149.06 feet; thence (2) along the arc of a curve to the left with a radius of 182.00 feet a distance of 34.49 feet through a central angle of 10°51'30" Chord: S83°30'47"W 34.44 feet; thence (3) S78°05'02"W 148.88 feet; thence N12°01'21"W 7.18 feet; thence N10°37'21"W 42.09 feet; thence N88°56'32"E 337.92 feet to the point of beginning.