

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

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



File No.:

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. Seaberg*
Its: *Manager*

STATE OF UTAH
COUNTY OF ~~SALT LAKE~~ ^{UTAH}

On JULY 2ND, 2025, before me, personally appeared JAMES G SEABERG, 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

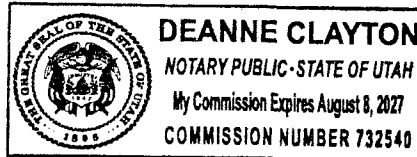


EXHIBIT A
Legal Description

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.