

**Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Regal Windflower 4, LLC
9216 S. Wasatch Blvd
Cottonwood Heights, UT 84093 File No.: 61581-BA**

Ent 497349 Bk 1347 Pg 1108 - 1109
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2021 Apr 05 09:38AM Fee: \$40.00 TC
For: Vanguard Title Insurance Agency
ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR(S): Sawmill 4 & 5, LLC a Utah limited liability Company

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Regal Windflower 4, LLC**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Wasatch County**, State of **UTAH**:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 2 day of April, 2021.

Sawmill 4 & 5, LLC a Utah limited liability Company

BY: Brad Jensen
Brad Jensen, Manager

State of Utah }
 }ss.

County of Wasatch

On this 2 day of April, 2021, personally appeared before me Brad Jensen, Manager of Sawmill 4 & 5, LLC a Utah limited liability Company, as to Parcel 1 and 2, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

~~Witness my hand and official seal.~~

Notary Public

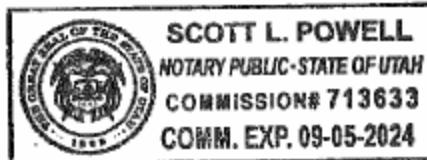


EXHIBIT A

Legal Description

Order No.: 61581-BA

PARCEL 1:

PROPOSED PLAT OF SAWMILL SUBDIVISION PHASE 4A:

BEGINNING SOUTH 00°15'51" EAST ALONG THE SECTION LINE 329.93 FEET AND WEST 41.52 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE UNITED STATES OF AMERICA FORESTRY SERVICE PROPERTY AS RECORDED AS ENTRY NUMBER 88125, OFFICIAL RECORDS OF WASATCH COUNTY, UTAH;

THENCE SOUTH 387.49 FEET; THENCE SOUTH 89°51'18" WEST 439.58 FEET; THENCE NORTH 88°28'06" WEST 60.17 FEET; THENCE WEST 281.27 FEET; THENCE NORTH 00°09'27" WEST 368.66 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,338.00 FEET; THENCE 354.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°09'50", WITH A CHORD BEARING AND DISTANCE OF NORTH 07°44'22" WEST 353.08 FEET; THENCE SOUTH 89°53'39" EAST 169.56 FEET TO THE NORTHWEST CORNER OF SAID FORESTRY SERVICE PROPERTY; THENCE ALONG SAID FORESTRY SERVICE PROPERTY BOUNDARY THE FOLLOWING TWO COURSES; THENCE SOUTH 330.00 FEET TO THE SOUTHWEST CORNER OF SAID FORESTRY SERVICE PROPERTY; THENCE SOUTH 89°53'39" EAST 60.14 FEET; THENCE SOUTH 60.18 FEET; THENCE EAST 100.00 FEET; THENCE SOUTH 89°42'42" EAST 58.00 FEET; THENCE NORTH 90°00'00" EAST 100.00 FEET; THENCE SOUTH 89°26'02" EAST 23.00 FEET; THENCE EAST 100.00 FEET; THENCE SOUTH 89°42'42" EAST 58.00 FEET; THENCE EAST 100.00 FEET; THENCE NORTH 60.00 FEET TO THE BOUNDARY OF THE FORESTRY SERVICE PROPERTY; THENCE ALONG SAID FORESTRY SERVICE PROPERTY BOUNDARY SOUTH 89°53'39" EAST 60.86 FEET TO THE POINT BEGINNING.

PARCEL 2:

PROPOSED PLAT OF SAWMILL SUBDIVISION PHASE 4C:

BEGINNING SOUTH 00°15'51" EAST ALONG THE SECTION LINE 329.82 FEET AND WEST 102.38 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 60.00 FEET; THENCE WEST 100.00 FEET; THENCE NORTH 89°42'42" WEST 58.00 FEET; THENCE WEST 100.00 FEET; THENCE NORTH 89°26'02" WEST 23.00 FEET; THENCE WEST 100.00 FEET; THENCE NORTH 89°42'42" WEST 58.00 FEET; THENCE WEST 100.00 FEET; THENCE NORTH 60.18 FEET TO A POINT ALONG UNITED STATES OF AMERICA FORESTRY SERVICE PROPERTY AS RECORDED AS ENTRY NUMBER 88125; THENCE ALONG SAID FORESTRY SERVICE PROPERTY BOUNDARY SOUTH 89°53'39" EAST 539.00 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: 00-0020-8292 and