

2021-061  
WHEN RECORDED  
MAIL TAX NOTICES TO:  
Invictus Title  
1985 N 1120 W Provo UT 840604  
~~Heber City, Utah 84032~~

**WARRANTY DEED**

Sawmill 4&5, LLC, a Utah Limited Liability Company and Sawmill 16, LLC, a Utah limited liability company Grantor,

of Heber City, Utah  
hereby CONVEYS and WARRANTS to

Robbin Red, LLC, a Utah limited liability company Grantee,

of Heber City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASATCH, State of Utah, to-wit:

SEE EXHIBIT A  
Tax Serial No.: Parcel 1: 00-0020-8292; Parcel 2: 00-0021-1525

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this <sup>6<sup>th</sup> day</sup> ~~5<sup>th</sup>~~ day of April, 2021



Sawmill 4&5, LLC  
By: Heath Johnston its Manager



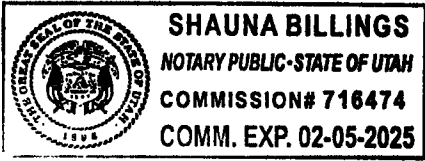
Sawmill 16, LLC  
By: Heath Johnston its Manager

STATE OF UTAH            )  
                                      :SS  
COUNTY OF UTAH    )

On the <sup>6<sup>th</sup> day</sup> ~~5<sup>th</sup>~~ day of April 2021, personally appeared before me Heath Johnston as Manager for Sawmill 4&5, LLC and Sawmill 16, LLC, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public  
Residing at American Fork, Utah:  
My Commission Expires: 2/05/2025



## EXHIBIT A

### Sawmill Phase 2B

BEGINNING SOUTH 00°15'51" EAST ALONG THE SECTION LINE 729.33 FEET AND WEST 900.32 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 BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°09'27"E 623.64 FEET TO THE NORTH BOUNDARY OF THE VIZION FAMILY LIMITED PARTNERSHIP PROPERTY; THENCE ALONG SAID NORTH BOUNDARY S89°42'13"W 431.78 FEET TO THE EAST BOUNDARY OF THE CH47 LLC PROPERTY; THENCE ALONG SAID EAST BOUNDARY N00°03'24"W 625.88 FEET TO THE SOUTH BOUNDARY OF SAWMILL SUBDIVISION PHASE 5; THENCE ALONG SAID SOUTH BOUNDARY EAST 430.68 FEET TO SAID WEST RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 6.19 ACRES, OR 269,413 SQUARE FEET.

### Sawmill Phase 5

BEGINNING AT A POINT LYING SOUTH 00°15'51" EAST ALONG THE SECTION LINE 729.33 FEET AND WEST 900.32 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 BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD;

AND RUNNING THENCE WEST 430.68 FEET; THENCE N00°03'24"W 220.74 FEET; THENCE N00°01'03"E 572.16 FEET; THENCE EAST 223.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 312.00 FEET; THENCE 51.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'49", WITH A CHORD BEARING AND DISTANCE OF N85°18'05"E 51.11 FEET; THENCE N80°36'11"E 63.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 13.00 FEET; THENCE 23.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°30'18", WITH A CHORD BEARING AND DISTANCE OF N29°58'51"E 20.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,262.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S69°13'41"W; THENCE 454.05 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 20°36'52", WITH A CHORD BEARING AND DISTANCE OF S10°27'53"E 451.61 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00°09'27"E 380.85 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.630 ACRES, OR 332,369 SQUARE FEET.

Parcel No.'s 00-0020-8292, and 00-0021-1525