

**WHEN RECORDED MAIL TO
AND SEND TAX NOTICES TO:**

ENT 50381:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Aug 02 04:15 PM FEE 40.00 BY AC
RECORDED FOR Mitchell Barlow & Mansfield, P.C.
ELECTRONICALLY RECORDED

Mitchell Barlow & Mansfield, P.C.
Attn: Michael Black
Nine Exchange Place, Suite 600
Salt Lake City, UT 84111

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

HVAF2 LLC, a Utah limited liability company ("Grantor"), of 5255 West 11000 North, Suite 125, Highland, Utah 84003, hereby conveys and warrants against all claiming by, through or under Grantor to AFEW1 Limited Liability Company, a Utah limited liability company, of 5255 West 11000 North, Suite 125, Highland, Utah 84003 ("Grantee"), for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to wit:

See Attached Exhibit A.

Subject to matters of record in the Recorder's Office for Utah County.

Witness the hand of said Grantor as of this February 1, 2023.

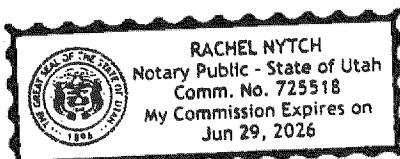
GRANTOR:

HVAF2 LLC,
a Utah limited liability company

By: _____
Name: Chad Christofferson
Title: Manager

STATE OF UTAH)
; SS.
UTAH COUNTY)

The foregoing instrument was acknowledged before me this 1st day of February, 2023 by Chad Christofferson, as the Manager of HVAF2 LLC, a Utah limited liability company.



Rachel Nyfch
NOTARY PUBLIC

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Utah County, State of Utah, more particularly described as follows:

Beginning at a point which is South 00°02'42" West along the section line 733.18 feet and East 426.15 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 89°06'00" E 53.00 feet to the southern right of way of 450 South as shown on the Edgewater Townhomes at American Fork Plat 4; thence along said right of way an arc 23.61 feet to the right, having a radius of 15.00 feet, the chord bears N 45°58'58" E 21.24 feet; thence S 88°56'04" E 531.16 feet; thence N 00°32'24" W 0.49 feet to a point of curvature along the eastern right of way of 1100 West as shown on the 1100 West and 350 South Road Dedication Plat; thence along said right of way an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet; thence S 00°56'33" W 252.26 feet; thence along an arc 63.72 feet to the left, having a radius of 539.50 feet, the chord bears S 02°26'27" E 63.68 feet; thence S 05°49'28" E 123.34 feet; thence along an arc 53.94 feet to the right, having a radius of 460.50 feet, the chord bears S 02°28'07" E 53.91 feet; thence S 89°40'32" W 640.41 feet; thence N 0°54'00" E 511.88 feet to the POINT OF BEGINNING.

Serial Nos. 13:040:0167 and 13:040:0166