

Ent 512699 Bk 1390 Pg 1802 - 1805
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2021 Dec 22 01:58PM Fee: \$40.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
The Springs at Coyote Ridge LLC
7587 South Union Park Avenue, #200
Midvale, UT 84047



File No.: 146803-MCM

WARRANTY DEED

The Springs at Coyote Ridge LLC, a Utah limited liability company

GRANTOR(S) of Midvale, State of Utah, hereby Conveys and Warrants to

Springs Investor I, 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 **Wasatch County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

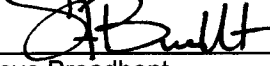
TAX ID NO.: 00-0021-5577 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 22nd day of December, 2021.

The Springs at Coyote Ridge, LLC, a Utah
limited liability company

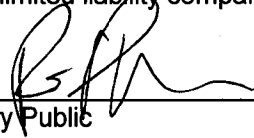
BY: 

Steve Broadbent
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of December, 2021, before me, personally appeared ^{Steve} Stephen Broadbent, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of The Springs at Coyote Ridge LLC, a Utah limited liability company.



Notary Public

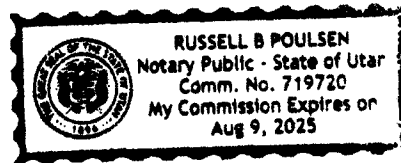


EXHIBIT A
Legal Description

PROPOSED THE SPRINGS AT COYOTE RIDGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°51'50"E 1794.14 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND S00°00'00"E 267.93 FEET FROM THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°39'06"E 202.40 FEET; THENCE S78°34'56"E 240.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 56.00 FEET, A DISTANCE OF 115.63 FEET, A CHORD DIRECTION OF S41°24'56"E AND A CHORD DISTANCE OF 96.16 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 5.76 FEET, A CHORD DIRECTION OF S89°34'29"E AND A CHORD DISTANCE OF 5.72 FEET; THENCE S78°34'56"E 175.58 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.85 FEET, A CHORD DIRECTION OF S33°34'56"E AND A CHORD DISTANCE OF 16.97 FEET; THENCE S11°25'04"W 201.32 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 535.19 FEET, A DISTANCE OF 121.36 FEET, A CHORD DIRECTION OF S04°55'18"W AND A CHORD DISTANCE OF 121.10 FEET; THENCE S01°37'33"E 48.73 FEET; THENCE S88°26'20"W 582.22 FEET; THENCE N00°00'00"E 410.69 FEET; THENCE S81°49'00"W 59.77 FEET; THENCE N00°20'54"E 150.30 FEET TO THE POINT OF BEGINNING.