

MAIL TAX NOTICE TO:
EAGLE MOUNTAIN CITY
1650 EAST STAGECOACH RUN
EAGLE MOUNTAIN, UTAH 84005

ENT 60346 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 04 03:17 PM FEE 0.00 BY LM
RECORDED FOR Union Title
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED (LLC Form)

D & B CEDAR, LC, a Utah limited liability company organized and existing under the laws of the State of Utah, with its principal office at 720 North 300 West Lehi, Utah 84043

Grantor(s),

hereby CONVEY(s) and WARRANT(s) against all who claim by, through, or under the grantor to

EAGLE MOUNTAIN CITY, a Utah municipal corporation

Grantee(s),

Of EAGLE MOUNTAIN, County of UTAH State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

PARCEL 1: (ROW PARCEL 12)

A PART OF A PARCEL OF LAND AS SHOWN IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 26482-2018, OFFICIAL RECORDS, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF SECTION 23; THENCE N 89°30'57" W ALONG THE CENTER LINE OF SAID SECTION 116.00 FEET, TO A POINT ON A NON TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1,102.00 FEET, THE CENTER OF WHICH BEARS S 89°07'45" E; THENCE NORTHEASTERLY 0.33 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°01'02"; THENCE N 0°53'17" E 391.63 FEET, TO A POINT ON A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1008.00 FEET; THENCE NORTHWESTERLY 505.85 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°45'12"; THENCE N 27°51'55" W 50.25 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SR-73; THENCE N 62°08'05" E ALONG SAID LINE 94.00 FEET, THENCE S 27°51'55" E 50.25 FEET, TO A POINT ON A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1,102.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 553.03 FEET, THROUGH A CENTRAL ANGLE OF 28°45'12"; THENCE S 89°06'43" E 22.00 FEET, TO THE EAST LINE OF SAID SECTION; THENCE S 0°53'17" W ALONG SAID LINE 391.14 FEET, TO THE POINT OF BEGINNING.

PARCEL 2: (ROW PARCEL 15)

A PART OF A PARCEL OF LAND AS SHOWN IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 26482-2018, OFFICIAL RECORDS, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

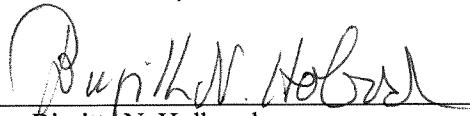
BEGINNING AT A POINT ON THE EAST LINE OF SECTION 23, SAID POINT BEING N 0°53'17" E 391.14 FEET, FROM THE EAST QUARTER OF SAID SECTION; THENCE N 0°53'17" E ALONG SAID LINE 674.05 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SR-73; THENCE S 62°08'05" W ALONG SAID LINE 207.66 FEET; THENCE S 27°51'55" E 50.25 FEET, TO A POINT ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1,102.00 FEET; THENCE SOUTHEASTERLY 553.03 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°45'12"; THENCE S 89°06'43" E 22.00 FEET, TO THE POINT OF BEGINNING.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the managers and/or members of the Grantor at a lawful meeting duly held and attended by all necessary parties.

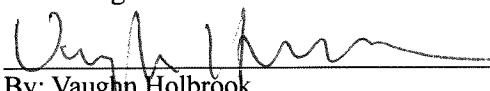
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer(s) and/or agents this 4th day of September, 2024.

D & B CEDAR, LC



By: Birgitta N. Holbrook
Its: Manager



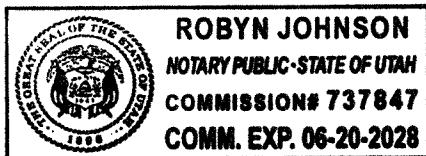
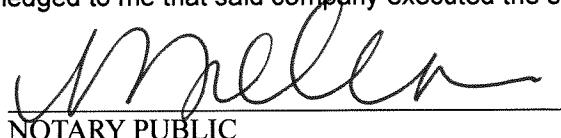
By: Vaughn Holbrook
Its: Manager

STATE OF UTAH)

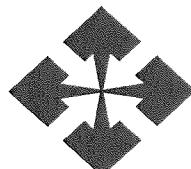
: ss.

COUNTY OF UTAH)

On the 4th day of September, 2024, personally appeared before me BIRGITTA N. HOLBROOK AND VAUGHN HOLBROOK, the signer of the within instrument, who being by me duly sworn did say, each for herself/himself, that the said BIRGITTA N. HOLBROOK AND VAUGHN HOLBROOK, is the member/managers and/or a duly-authorized officer of D & B CEDAR, LC, and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its managers and/or members and the said BIRGITTA N. HOLBROOK AND VAUGHN HOLBROOK, acknowledged to me that said company executed the same.

NOTARY PUBLIC



UNION TITLE
INSURANCE AGENCY LLC

272 WEST 200 NORTH STE 110 LINDON, UT 84042
OFFICE 801.899.2332 | FAX 801.899.2333