

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

ENT 64397 : 2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 19 01:19 PM FEE 0.00 BY CS
RECORDED FOR Union Title
ELECTRONICALLY RECORDED

**SPECIAL WARRANTY DEED
(LLC Form)**

HOLBROOK LONG RIDGE, LC, a Utah limited liability company organized and existing under the laws of the State of Utah, with its principal office at 1238 North 1200 West Lehi, Utah 84043,

Grantor(s),

hereby CONVEY(s) and WARRANT(s) 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:

Beginning at the Northeast corner of section 26, T5S, R2W, SLB&M.; thence S 00 deg 51' 50" W, along the east line of section 26, 880.36 ft; thence S 90 deg 00' 00" W 30 ft; thence N 00 deg 51' 50" E 879.52 ft; thence N 88 deg 25' 38" E 30 ft to point of beginning.

Parcel 2:

Beginning at a point S 00 deg 51' 50" W, along the east line of section 26 T5S, R2W, SLB&M., 1439.99 ft, from the northeast corner of said section 26 to point of beginning; thence S 90 deg 00' 00" W 30 ft; thence N 00 deg 51' 50" E 559.64 ft; thence N 90 deg 00' 00" E 30 ft; thence S 00 deg 51' 50" W 559.64 ft to point of beginning.

For Recording Purposes Tax Parcel: 58-048-0006 (.61 acres) and 58-048-0124 (.39 acres)

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

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.

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 13 day of September, 2024

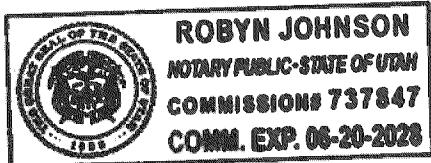
LONG RIDGE, LC Rj
HOLBROOK HGS, LC

Scott R Holbrook

By: SCOTT R. HOLBROOK
Its: Managing Member

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 13 day of September, 2024, personally appeared before me SCOTT R. HOLBROOK, the signer of the within instrument, who being by me duly sworn did say, each for herself/himself, that the said SCOTT R. HOLBROOK, is the manager and/or a duly-authorized officer of HOLBROOK HGS, 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 SCOTT R. HOLBROOK, acknowledged to me that said company executed the same.



HOLBROOK LONG RIDGE, LC Rj

Mellon

Notary Public





September 13, 2024

RE: Acceptance of Special Warranty Deed

To Whom it May Concern:

Eagle Mountain City acknowledges and accepts the conveyance of real property in Utah County, State of Utah, more specifically defined in Exhibit A.

Please call or email me if you need further details or clarification.

Regards,

Brooke Clark

Eagle Mountain City Deputy Recorder



Exhibit "A"
Property Description

Parcel 1:

Beginning at the Northeast corner of section 26, T5S, R2W, SLB&M.; thence S 00 deg 51' 50" W, along the east line of section 26, 880.36 ft; thence S 90 deg 00' 00" W 30 ft; thence N 00 deg 51' 50" E 879.52 ft; thence N 88 deg 25' 38" E 30 ft to point of beginning.

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