

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

ENT 64398 : 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 HGS, 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

**A PART OF A PARCEL OF LAND AS SHOWN IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 160219:2020, OFFICIAL RECORDS, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23; THENCE S 88°25'38" W ALONG THE SOUTH LINE OF SAID SECTION 47.04 FEET; THENCE N 0°51'50" E 1.95 FEET; THENCE N 00°43'54" E 2,077.92 FEET, TO A POINT ON A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,008.00 FEET; THENCE NORTHWESTERLY 258.50 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°41'37", TO A POINT ON A REVERSE CURVE WITH A RADIUS OF 1,102.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 285.29 FEET; THROUGH A CENTRAL ANGLE OF 14°49'58", TO THE CENTER LINE OF SAID SECTION; THENCE S 89°30'57" E ALONG SAID LINE 116.00 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE S 0°43'54" W ALONG SAID SECTION LINE 2,616.35 FEET, TO THE POINT OF BEGINNING. (3.26 acres)**

**For Recording Purposes Tax Parcel: 58-047-0008**

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.

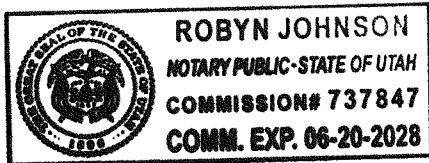
In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer(s) and/or agents this 13 day of September, 2024

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.



Mellen  
Notary Public





1650 E. STAGECOACH RUN  
EAGLE MOUNTAIN, UT 84005  
EAGLEMOUNTAINCITY.ORG

RECORDER'S OFFICE

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**

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