

Mail Recorded Deed & Tax Notice To:  
Keystone Construction, LLC, a Utah limited liability company  
42 East 1100 South, Ste 1B  
American Fork, UT 84003

ENT 66967:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Sep 03 01:20 PM FEE 100.00 BY KR  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 192289-DMP

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## SPECIAL WARRANTY DEED

**White Horse Land, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of American Fork, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Keystone Construction, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of American Fork, 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 **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 51-814-0179 through 51-814-0216, 27-041-0133 and 27-041-0134 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 2nd day of September, 2025.

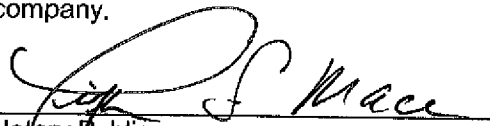
White Horse Land, LLC, a Utah limited liability company

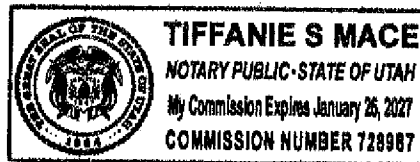
BY:   
Tyler Horan  
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 2nd day of September, 2025, before me, personally appeared Tyler Horan, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of White Horse Land, LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

LOTS 179C THROUGH 216C, INCLUSIVE, RIVER RUN PLAT "G", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED APRIL 16, 2025 AS ENTRY NO. 27447:2025 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

**PARCEL 2:**

PROPOSED RIVER RUN CONDO PLAT 8, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1585.34 FEET ALONG THE SECTION LINE AND EAST 1063.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N03°02'37"E 25.56 FEET; THENCE N09°09'47"E 53.28 FEET; THENCE S86°57'23"E 0.80 FEET; THENCE S80°50'13"E 163.62 FEET; THENCE 2.10 FEET ALONG THE ARC OF A 87.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°23'08", THE CHORD BEARS S80°08'39"E 2.10 FEET; THENCE S25°56'06"W 83.24 FEET; THENCE 131.23 FEET ALONG THE ARC OF A 540.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°55'26", THE CHORD BEARS N80°00'31"W 130.91 FEET; THENCE N86°57'23"W 8.92 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

PROPOSED RIVER RUN CONDO PLAT 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°12'30"W 1562.15 FEET ALONG THE SECTION LINE AND EAST 1201.69 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N25°56'06"E 83.24 FEET; THENCE SOUTHEAST 23.09 FEET ALONG THE ARC OF A 87.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS S71°50'50"E 23.03 FEET; THENCE S64°14'35"E 44.96 FEET; THENCE SOUTHEAST 20.47 FEET ALONG THE ARC OF A 587.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS S63°14'39"E 20.47 FEET; THENCE S62°14'43"E 68.75 FEET; THENCE S27°45'17"W 65.70 FEET; THENCE SOUTHWEST 24.59 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS S74°43'06"W 21.93 FEET; THENCE NORTHWEST 138.81 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS N65°40'56"W 138.43 FEET TO THE POINT OF BEGINNING.