

Mail Tax Notice To:  
12527 Wildflower Lane  
Highland UT 84003

ENT 711:2023 PG 1 of 2  
Andrea Allen  
Utah County Recorder  
2023 Jan 05 09:42 AM FEE 40.00 BY MC  
RECORDED FOR Synergy Title Insurance Agency LLC  
ELECTRONICALLY RECORDED

**SPECIAL WARRANTY DEED**

**2700 North Development Group, LLC, GRANTOR**

of Utah County, State of Utah, hereby Conveys and Warrants against all claiming by, through or under it, and against acts of itself, to

**Jonathan Reid, GRANTEE**

for the sum of Ten and 0/100 (\$10.00) DOLLARS and other good and valuable consideration

the following described tract of land in UTAH County, State of Utah:

See ATTACHED EXHIBIT A

TAX SERIAL NO: 26:052:0037, 26:053:0020, 26:053:0018, 26:050:0037 and 26:050:0043

WITNESS the hand of said grantor, this 29 day of Dec, 2022

**2700 North Development Group, LLC**

By: [Signature]  
Austin Pritchett, Manager

By: [Signature]  
Kevin Pritchett, Manager

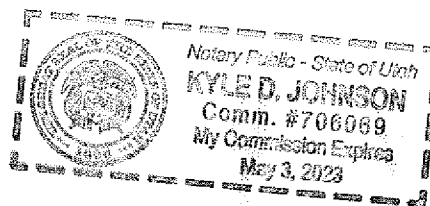
GRANTOR

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 29 day of Dec, 2022, before me Kyle D. Johnson, a notary public, personally appeared Austin Pritchett and Kevin Pritchett, Managers of 2700 North Development Group, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]  
Notary Public



PROPERTY DESCRIPTION

COM N 312.25 FT & E 1008.07 FT FR E 1/4 COR. SEC. 7, T8S, R3E, SLB&M.; N 43 DEG 45' 0" E 22.96 FT; S 78 DEG 1' 43" E 316.88 FT; S 270.44 FT; E 409.19 FT; S 55 DEG 18' 0" W 319.99 FT; S 34 DEG 42' 1" E 17 FT; S 54 DEG 38' 59" W 1679.18 FT; N 3 DEG 3' 25" E 56.2 FT; ALONG A CURVE TO L (CHORD BEARS: N 1 DEG 11' 50" E 522.44 FT, RADIUS = 8049 FT); ALONG A CURVE TO L (CHORD BEARS: N 10 DEG 35' 7" W 499.38 FT, RADIUS = 1449 FT); ALONG A CURVE TO R (CHORD BEARS: N 18 DEG 1' 10" W 117.32 FT, RADIUS = 1351 FT); N 73 DEG 0' 0" E 1047.84 FT TO BEG. AREA 28.307 AC.

And

COM N 0 DEG 17' 18" W 262.37 FT & E 1338.75 FT FR W 1/4 COR. SEC. 8, T8S, R3E, SLB&M.; S 78 DEG 1' 43" E 123.8 FT; S 78 DEG 17' 50" E 434.92 FT; S 77 DEG 41' 54" E 192.85 FT; S 55 DEG 18' 0" W 168.35 FT; W 596.99 FT; N 250.82 FT TO BEG. AREA 2.781 AC.

And

COM N 0 DEG 17' 18" W 93.05 FT & E 137.76 FT FR NW COR. SEC. 8, T8S, R3E, SLB&M.; S 73 DEG 0' 0" W 149.12 FT; ALONG A CURVE TO L (CHORD BEARS: N 13 DEG 14' 20" W 18.07 FT, RADIUS = 1351 FT); N 75 DEG 38' 37" E 41.22 FT; N 81 DEG 35' 40" E 107.97 FT TO BEG. AREA 0.036 AC.

And

COM N 129.49 FT & W 22.15 FT FR E 1/4 COR. SEC. 7, T8S, R3E, SLB&M.; S 87 DEG 29' 59" E 21.66 FT; S 14.97 FT; S 19 DEG 0' 2" W 35.99 FT; ALONG A CURVE TO R (CHORD BEARS: N 11 DEG 13' 58" W 50.92 FT, RADIUS = 1351 FT) TO BEG. AREA 0.014 AC.

And

COM W 12.23 FT & N 79.55 FT FR E 1/4 COR. SEC. 7, T8S, R3E, SLB&M.; N 19 DEG 0' 22" E 35.99 FT; S 0 DEG 9' 24" E 44.22 FT; S 75 DEG 38' 37" W 9.35 FT; N 12 DEG 31' 19" W 12.81 FT TO BEG. AREA 0.007 AC.

Parcel Nos. 26:052:0037, 26:053:0020, 26:053:0018, 26:050:0037 and 26:050:0043