

ENT 72906 : 2024 PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Oct 21 04:47 PM FEE 40.00 BY AC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Spring Lake Ventures LLC, a Utah limited liability company  
1104 South 950 East  
Salem, UT 84653



File No.: 180142-DMF

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## WARRANTY DEED

Spring at Spring Lake Property Owner LLC, a Utah limited liability company,

**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Spring Lake Ventures LLC, a Utah limited liability company,

**GRANTEE(S)**, of Salem, 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.: 30-084-0125, 30-084-0127 and 30-084-0128 (for reference purposes only)**

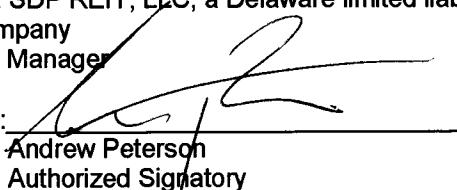
**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 18th day of October, 2024.

Spring at Spring Lake Property Owner LLC, a  
Utah limited liability company  
By: SDP REIT, LLC, a Delaware limited liability  
company  
Its: Manager

BY:

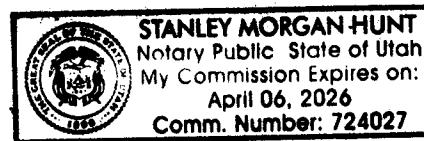
  
Andrew Peterson  
Authorized Signatory

STATE OF UTAH

COUNTY OF SALT LAKE

On this 18th day of October, 2024, before me, personally appeared Andrew Peterson, 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 SDP REIT, LLC, a Delaware limited liability company, which entity is named as Manager of Springs at Spring Lake Property Owner LLC, a Utah limited liability company.

  
Notary Public



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

**PARCEL 1:**

BEGINNING AT A POINT WHICH LIES SOUTH 542.53 FEET FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 88°59'59" WEST 28.28 FEET; THENCE SOUTH 2°17'59" WEST 16.82 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCES THE FOLLOWING FOUR (4) COURSES TO WIT: SOUTH 88°50'54" WEST 618.92 FEET, (2) SOUTH 88°36'26" WEST 268.26 FEET, (3) SOUTH 88°08'01" WEST 387.10 FEET, (4) SOUTH 89°53'15" WEST 209.90 FEET; THENCE SOUTH 331.38 FEET TO A POINT IN AN EXISTING FENCE; THENCE ALONG EXISTING FENCES THE FOLLOWING SIX (6) COURSES TO WIT: (1) NORTH 89°12'15" EAST 108.88 FEET, (2) NORTH 89°09'57" EAST 98.11 FEET, (3) NORTH 0°24'16" WEST 0.70 FEET, (4) NORTH 88°40'26" EAST 529.72 FEET, (5) SOUTH 1°14'21" EAST 1.73 FEET (6) NORTH 88°34'40" EAST 215.17 FEET; THENCE NORTH 0°39'53" WEST 10.81 FEET; THENCE NORTH 89°00'00" EAST 561.25 FEET; THENCE NORTH 340.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 30, 2020 AS ENTRY NO. 151944:2020 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING SOUTH 543.02 FEET AND WEST 28.28 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°59'59" EAST 28.28 FEET; THENCE SOUTH 16.73 FEET; THENCE SOUTH 88°50'55" WEST 28.95 FEET; THENCE NORTH 02°17'59" EAST 16.83 FEET TO THE BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 12, 2022 AS ENTRY NO. 123967-2022 IN THE OFFICE OF THE UTAH COUNTY RECORDER, TO-WIT:

BEGINNING AT A POINT LOCATED SOUTH 00°29'00" EAST ALONG SECTION LINE 903.96 FEET AND EAST 1128.14 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH, A DISTANCE OF 331.39 FEET; THENCE NORTH 89°53'15" EAST, A DISTANCE OF 129.24 FEET; THENCE SOUTH 01°13'27" EAST, A DISTANCE OF 329.81 FEET; THENCE SOUTH 89°09'57" WEST, A DISTANCE OF 27.43 FEET; THENCE SOUTH 89°12'15" WEST, A DISTANCE OF 108.87 FEET TO THE POINT OF BEGINNING.

ALSO SUBJECT TO AND TOGETHER WITH THE EFFECTS OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MAY 1, 2023 AS ENTRY NO. 27356:2023 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

**PARCEL 2:**

BEGINNING AT A POINT WHICH LIES SOUTH 1548.03 FEET AND WEST 375.32 FEET, ACCORDING TO UTAH COORDINATE BEARINGS, CENTRAL ZONE, FROM THE NORTH ONE QUARTER CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 01°05'28" WEST 337.24 FEET; THENCE WEST 111.42 FEET; THENCE NORTH 01°05'28" WEST 308.78 FEET; THENCE NORTH 88°34'40" EAST 340.13 FEET; THENCE SOUTH 00°03'19" EAST 327.94 FEET; THENCE SOUTH 00°40'49" EAST 322.29 FEET; THENCE SOUTH 88°55'41" WEST 220.48 FEET TO THE POINT OF BEGINNING.

## PARCEL 3:

COMMENCING 13.38 CHAINS SOUTH AND 2.24 CHAINS SOUTH 89°00'00" WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°00'00" WEST 2.24 CHAINS; THENCE SOUTH 9.84 CHAINS; THENCE NORTH 89°00'00" EAST 2.24 CHAINS; THENCE NORTH 9.84 CHAINS TO THE BEGINNING.

## PARCEL 4:

COMMENCING SOUTH 13.38 CHAINS AND SOUTH 89°00'00" WEST 4.472 CHAINS FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°00'00" WEST 6.708 CHAINS; THENCE SOUTH 73°33'48" WEST 40.05 FEET; THENCE SOUTH 01°05'28" EAST 651.73 FEET; THENCE NORTH 62°33'18" EAST 29.30 FEET; THENCE NORTH 89°00'00" EAST 6.708 CHAINS; THENCE NORTH 9.84 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCELS 3 AND 4, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN QUITCLAIM DEED RECORDED JULY 29, 1998 AS ENTRY NO. 75170 IN BOOK 4718 AT PAGE 34 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT WHICH LIES SOUTH 1548.03 FEET AND WEST 375.32 FEET, ACCORDING TO UTAH COORDINATE BEARINGS, CENTRAL ZONE, FROM THE NORTH ONE QUARTER CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 01°05'28" WEST 337.24 FEET; THENCE WEST 111.42 FEET; THENCE NORTH 01°05'28" WEST 308.78 FEET; THENCE NORTH 88°34'40" EAST 340.13 FEET; THENCE SOUTH 00°03'19" EAST 327.94 FEET; THENCE SOUTH 00°40'49" EAST 322.29 FEET; THENCE SOUTH 88°55'41" WEST 220.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 3, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MAY 1, 2023 AS ENTRY NO. 27356:2023 IN THE OFFICE OF THE UTAH COUNTY RECORDER, TO-WIT:

BEGINNING AT A POINT LOCATED SOUTH 00°49'42" EAST ALONG QUARTER SECTION LINE 891.28 FEET AND WEST 12.88 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 641.33 FEET; THENCE SOUTH 89°00'00" WEST 155.00 FEET; THENCE NORTH 00°40'49" WEST 313.62 FEET; THENCE NORTH 00°03'19" WEST 327.93 FEET; THENCE NORTH 89°05'42" EAST 159.04 FEET TO THE POINT OF BEGINNING.