

Mail Recorded Deed & Tax Notice To:  
WHL Hiatt, LLC, a Utah limited liability company  
42 East 1100 South, Suite 1A  
American Fork, UT 84003

ENT 735:2026 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2026 Jan 05 04:31 PM FEE 40.00 BY LM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 196310-DMP

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## SPECIAL WARRANTY DEED

**Hawkmoo Holdings, 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

**WHL Hiatt, 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.: 29-023-0052** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2026 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 5th day of January, 2026.

Hawkmoon Holdings, LLC, a Utah limited liability company

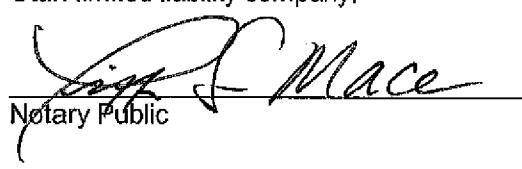
BY:

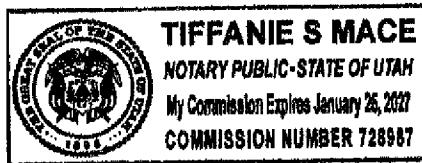
Michael B. Horan  
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 5th day of January, 2026, before me, personally appeared Michael B. 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 Hawkmoon Holdings, LLC, a Utah limited liability company.

  
Notary Public



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

PROPOSED HIATT CREEK PLAT B PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S00°13'38"E ALONG THE SECTION LINE 312.85 FEET AND WEST 15.74 FEET FROM THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: S89°41'05"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 24, T9S, R1E, SLB&M); THENCE SOUTH 244.86 FEET; THENCE S89°31'47"W 35.17 FEET; THENCE S00°37'36"E 2.95 FEET; THENCE S89°24'50"W 420.78 FEET; THENCE S89°44'37"W 350.42 FEET; THENCE N03°01'04"E 110.32 FEET; THENCE N00°51'20"W 87.92 FEET; THENCE N49°29'30"W 56.56 FEET; THENCE NORTH 19.15 FEET; THENCE EAST 844.82 FEET TO THE POINT OF BEGINNING.