

Mail Recorded Deed & Tax Notice To:
White Horse Land, LLC, a Utah limited liability company
42 East 100 South, Suite 1A
American Fork, UT 84003

ENT 77793:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 05 04:38 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.: 183236-DMP

WARRANTY DEED

Hawkmoon Holdings, LLC, a Utah limited liability company, and River Run SF, LLC, a Utah limited liability company

GRANTOR(S), of American Fork, State of Utah, hereby Conveys and Warrants to

White Horse Land, 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.: 27-041-0120, 27-041-0122 (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 5th day of November, 2024.

Hawkmoon Holdings, LLC, a Utah limited liability company

BY: 
Tyler Horan
Manager

River Run SF, LLC, a Utah limited liability company

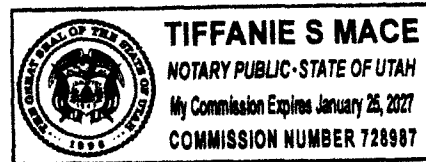
BY: 
Tyler Horan
Manager

STATE OF UTAH

COUNTY OF ^{Utah} SALT LAKE

On this 5th day of November, 2024, 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 Hawkmoon Holdings, LLC, a Utah limited liability company.


Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 5th day of November, 2024, 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 River Run SF, LLC, a Utah limited liability company.


Notary Public

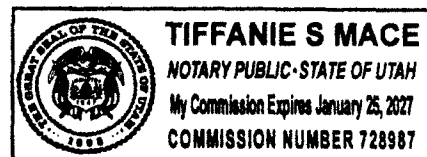


EXHIBIT A
Legal Description

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1985.29 FEET ALONG THE SECTION LINE AND EAST 1110.38 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE 8.44 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 76°35'40" EAST 8.44 FEET); THENCE 44.91 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 67°02'29" EAST 44.76 FEET); THENCE NORTH 59°00'00" EAST 84.93 FEET; THENCE SOUTH 31°00'05" EAST 73.51 FEET; THENCE SOUTH 59°00'00" WEST 150.64 FEET; THENCE WEST 30.97 FEET; THENCE NORTH 77.44 FEET TO THE POINT OF BEGINNING.