

Mail Recorded Deed & Tax Notice To:  
Value Innovations HB Lofts, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City 84117

ENT29738:2023 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2023 May 10 02:56 PM FEE 40.00 BY MC  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 104256-JPF

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## SPECIAL WARRANTY DEED

**Vantaggio Holbrook, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Value Innovations HB Lofts, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Salt Lake City, 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.:** 58-021-0319 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 10 day of May, 2023.

Vantaggio Holbrook, LLC, a Utah limited liability company

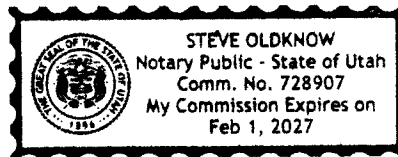
BY: [Signature]  
Kevin Anglesey, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10 day of May, 2023, before me, personally appeared Kevin Anglesey, 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 Vantaggio Holbrook, LLC, a Utah limited liability company.

[Signature]  
Notary Public



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

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located North 00°08'15" West along the section line 2,096.73 feet and West 4,060.61 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°56'32" West 816.06 feet to the Easterly right-of-way line of State Road 68; thence North 10°37'21" West along said right-of-way 449.12 feet; thence North 15°24'22" West along said right-of-way 64.60 feet; thence North 89°49'32" East 981.73 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.16 feet through a central angle of 88°28'04" Chord: South 45°56'29" East 20.93 feet; thence South 01°42'30" East 0.48 feet; thence along the arc of a curve to the right with a radius of 417.00 feet a distance of 197.65 feet through a central angle of 27°09'28" Chord: South 11°52'14" West 195.81 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 483.00 feet a distance of 292.29 feet through a central angle of 34°40'22" Chord: South 08°06'47" West 287.85 feet to the point of beginning. (aka Area North of Apartments)

Mail Recorded Deed & Tax Notice To:  
Value Innovations HB Lofts, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City, UT 84117

ENT 49462:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jul 02 12:19 PM FEE 40.00 BY KC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.:

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## **SPECIAL WARRANTY DEED**

**ICO Multifamily Holdings, LLC, a Utah limited liability company,**

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

**Value Innovations HB Lofts, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Salt Lake City, 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.:** 58-021-0724(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 07-02-2025

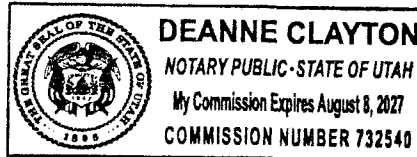
ICO Multifamily Holdings, LLC, a Utah limited liability company

By: *James G. Seaberg*  
Its: *Manager*

STATE OF UTAH  
COUNTY OF ~~SALT LAKE~~ <sup>UTAH</sup>

On JULY 2ND, 2025, before me, personally appeared JAMES G SEABERG, 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 ICO Multifamily Holdings, LLC, a Utah limited liability company.

*Deanne Clayton*  
Notary Public



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

A part of the Northwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on a westerly boundary line of INNOVATION PARK PHASE 1 Subdivision, according to the official plat thereof recorded November 22, 2023 as Entry No. 76488-2023 in the Utah County Recorder's Office, said point also being N00°08'15"W 2098.80 feet along the Section line and S89°51'45"W 4538.68 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence along said boundary line S01°03'29"E 17.26 feet to the northerly deed line of a Warranty Deed recorded as Entry #61322:2018 on June 29, 2018; thence along said deed line the following three (3) courses: (1) S88°56'32"W 149.06 feet; thence (2) along the arc of a curve to the left with a radius of 182.00 feet a distance of 34.49 feet through a central angle of 10°51'30" Chord: S83°30'47"W 34.44 feet; thence (3) S78°05'02"W 148.88 feet; thence N12°01'21"W 7.18 feet; thence N10°37'21"W 42.09 feet; thence N88°56'32"E 337.92 feet to the point of beginning.