

14399167 B: 11579 P: 6823 Total Pages: 3
06/18/2025 11:26 AM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BACH HOMES
11650 S STATE ST #300DRAPER, UT 84020



When Recorded Mail To:

Bach Homes at Jordan River Heights, LLC
11650 S. State Street, Suite 300
Draper, Utah 84020

WARRANTY DEED

The following GRANTOR:

Bach Land and Development, LLC, of 11650 S. State Street, Suite 300, Draper, Utah 84020.

Hereby CONVEYS and WARRANTS to the following GRANTEE:

Bach Homes at Jordan River Heights, LLC, of 11650 S. State Street, Suite 300, Draper, Utah 84020

For the sum of Ten and No/100 Dollars and other good and valuable consideration, all of his/her/its right, title and interest in and to the following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

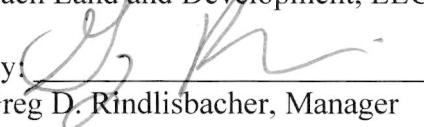
TOGETHER with all water rights which are either appurtenant to the property or used in connection with the property, including all appurtenances associated therewith which may include source, conveyance and diversion works associated with the above described water rights.

SUBJECT to current (non-delinquent) taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

[Signature Page to Follow]

In witness whereof, the Grantor has executed this instrument this 15th day of June, 2025.

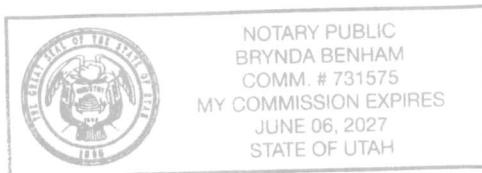
Bach Land and Development, LLC

By: 
Greg D. Rindlisbacher, Manager

By: 
Shon D. Rindlisbacher, Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 15th day of June, 2025, personally appeared before me Greg D. Rindlisbacher and Shon D. Rindlisbacher, managers of Grantor, the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of such company.




Notary Public

EXHIBIT A
LEGAL DESCRIPTION

That certain real property located at 9270 South Temple Drive, West Jordan, UT 84088 in West Jordan City, Salt Lake County, Utah, and legally described as follows:

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS DESCRIBED IN THAT CERTAIN SURVEY PREPARED BY KAGAN DIXON WITH WILDING ENGINEERING, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS FILE NO. S2021-11-0762, HAVING A BASIS OF BEARINGS OF NORTH 00°01'25" EAST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THENCE NORTH 00°01'25" EAST ALONG THE SECTION LINE A DISTANCE OF 660.00 FEET AND WEST 37.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AND RUNNING THENCE NORTH 89°58'35" WEST 622.16 FEET; THENCE SOUTH 00°01'25" WEST 3.06 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF BRIGADOON PARK ESTATES SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 94-6, PAGE 189 OF PLATS; THENCE NORTH 89°58'42" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 528.61 FEET; THENCE NORTH 338.18 FEET TO THE SOUTH LINE OF COUNTRY WOOD SUBDIVISION PHASE II, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 83-4, AT PAGE 47 OF PLATS; THENCE NORTH 89°56'48" EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF COUNTRY WOOD SUBDIVISION PHASE 1, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 82-11, PAGE 88 OF PLATS, A DISTANCE OF 1150.91 FEET; THENCE SOUTH 00°01'25" WEST 336.66 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING ALL OF LOT 29, OF THE PROPOSED PLAT OF JORDAN RIVER HEIGHTS SUBDIVISION (NOT YET RECORDED), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°01'25" EAST ALONG THE SECTION LINE A DISTANCE OF 996.70 FEET AND SOUTH 89°56'48" WEST 40.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AND RUNNING THENCE SOUTH 00°01'25" WEST 86.73 FEET TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°55'23" (CHORD BEARS SOUTH 44°59'07" WEST 28.27 FEET); THENCE SOUTH 89°56'48" WEST 80.25 FEET; THENCE NORTH 00°03'12" WEST 106.70 FEET; THENCE NORTH 89°56'48" EAST 100.37 FEET TO THE POINT OF BEGINNING

PORTION OF PARCEL NO.'S 27-03-476-050 AND 27-03-476-051

When Recorded Mail To:
Bach Homes at Jordan River Heights, LLC
11650 S. State Street, Suite 300
Draper, Utah 84020

14418334 B: 11590 P: 8802 Total Pages: 3
08/05/2025 10:48 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BACH HOMES AT JORDAN RIVER HEIGHTS, LLC
11650 S STATE STREET, SUITE 300DRAPER, UT 84020



WARRANTY DEED

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Bach Land and Development, LLC, of 11650 S. State Street, Suite 300, Draper, Utah 84020.

Hereby CONVEYS and WARRANTS to the following GRANTEE:

Bach Homes at Jordan River Heights, LLC, of 11650 S. State Street, Suite 300, Draper, Utah 84020

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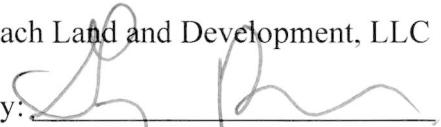
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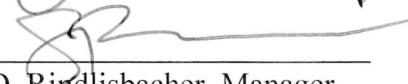
SUBJECT to current (non-delinquent) taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

[Signature Page to Follow]

In witness whereof, the Grantor has executed this 5th day of August, 2025.

Bach Land and Development, LLC

By: 
Greg D. Rindlisbacher, Manager

By: 
Shon D. Rindlisbacher, Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 5th day of August, 2025, personally appeared before me Greg D. Rindlisbacher and Shon D. Rindlisbacher, managers of Grantor, the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of such company.


Notary Public

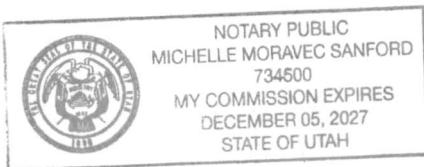


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BEGINNING AT A POINT WHICH IS NORTH 00°01'25" EAST ALONG THE SECTION LINEA DISTANCE OF 996.70 FEET AND SOUTH 89°56'48" WEST 40.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AND RUNNING THENCE SOUTH 00°01'25" WEST 86.73 FEET TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGH~ THENCE ALONG SAID CURVE A DISTANCE OF 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°55'23" (CHORD BEARS SOUTH 44°59'07" WEST 28.27 FEET); THENCE SOUTH 89°56'48" WEST 80.25 FEET; THENCE NORTH 00°03'12" WEST 106.70 FEET; THENCE NORTH 89°56'48" EAST 100.37 FEET TO THE POINT OF BEGINNING

PORTION OF PARCEL NO.'S 27-03-476-050 AND 27-03-476-051