

When recorded return to:
American Fork City
51 E. Main
P.O. Box 397
American Fork, UT 84003



ENT 129085:2017 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Dec 27 4:11 pm FEE 0.00 BY MA
RECORDED FOR AMERICAN FORK CITY

WARRANTY DEED (Utah Lake Shoreline Trail)

Aria Retirement Investments, LLC, Grantor(s) of _____ County, Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to, **AMERICAN FORK CITY**, Grantee(s) of 51 East Main Street, American Fork, Utah County, Utah, for the sum of Ten Dollars (\$10) and Other Good and Valuable Consideration, the following described tract of land in UTAH County, State of Utah:

Beginning at a point that is N 89°50'11" E 373.45 feet along the section line and South 1146.61 feet from the Northwest corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base & Meridian.

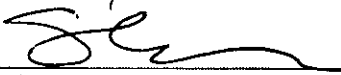
Thence along the arc of a 900.00 foot radius curve to the right a distance of 1032.53 feet (curve having a central angle of 65°43'59" and a long chord bearing S36°54'31"E 976.83 feet); Thence South 04°02'32" East 100.53 feet; Thence along the arc of a 700.00 foot radius curve to the left a distance of 624.75 feet (curve having a central angle of 51°08'12" and a long chord bearing S29°36'38"E 604.22 feet); Thence South 55°10'44" East 352.92 feet; Thence along the arc of a 750.00 foot radius curve to the left a distance of 493.58 feet (curve having a central angle of 37°42'25" and a long chord bearing S74°01'57"E 484.73 feet); Thence North 87°06'51" East 1077.42 feet; Thence North 01°33'05" East 20.06 feet; Thence South 87°06'51" West 1078.97 feet; Thence along the arc of a 730.00 foot radius curve to the right a distance of 480.42 feet (curve having a central angle of 37°42'25" and a long chord bearing N74°01'57"W 471.80 feet); Thence North 55°10'44" West 352.92 feet; Thence along the arc of a 680.00 foot radius curve to the right a distance of 606.90 feet (curve having a central angle of 51°08'12" and a long chord bearing N29°36'38"W 586.96 feet); Thence North 04°02'32" West 100.53 feet; Thence along the arc of a 920.00 foot radius curve to the left a distance of 1062.38 feet (curve having a central angle of 66°09'46" and a long chord bearing N37°07'25"W 1004.33 feet); Thence South 01°10'00" West 21.13 feet to the point of beginning.

Contains 73,639 sf (1.69 ac)

Subject to easements, restrictions and rights or way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

Together with all improvements thereon or entitlements thereto.

WITNESS the hand of said Grantor(s) this 11/17, 2017.


Authorized Signature

Scott Smith
Print Name / Title

State of Utah)
County of Utah)

On Nov. 17, 2017 personally appeared before me (print name of executor(s) below),

Scott Smithson

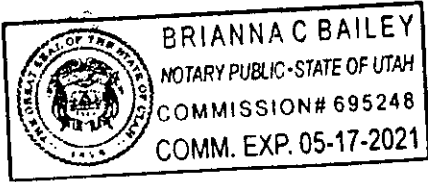
the grantor(s) of the foregoing instrument who duly acknowledge to me that they are the lawful executor(s) of this document.

Brianna Bailey

Notary Public Signature

Brianna Bailey

Print Name of Notary



When recorded return to:
American Fork City
51 E. Main
P.O. Box 397
American Fork, UT 84003



ENT 129086:2017 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Dec 27 4:12 pm FEE 0.00 BY MA
RECORDED FOR AMERICAN FORK CITY

WARRANTY DEED (Lakeshore Blvd)

Aria Retirement Investments, LLC, Grantor(s) of _____ County, Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to, **AMERICAN FORK CITY**, Grantee(s) of 51 East Main Street, American Fork, Utah County, Utah, for the sum of Ten Dollars (\$10) and Other Good and Valuable Consideration, the following described tract of land in UTAH County, State of Utah:

Beginning at a point that is N 89°50'11" E 375.32 feet along the section line and South 1055.07 feet from the Northwest corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base & Meridian.

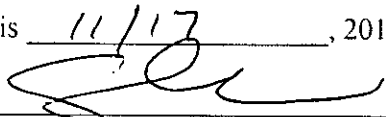
Thence along the arc of a 987.00 foot radius curve to the right a distance of 1162.25 feet (curve having a central angle of 67°28'08" and a long chord bearing S37°46'36"E 1096.25 feet); Thence South 04°02'32" East 100.53 feet; Thence along the arc of a 613.00 foot radius curve to the left a distance of 547.11 feet (curve having a central angle of 51°08'12" and a long chord bearing S29°36'38"E 529.13 feet); Thence South 55°10'44" East 352.92 feet; Thence along the arc of a 663.00 foot radius curve to the left a distance of 436.33 feet (curve having a central angle of 37°42'25" and a long chord bearing S74°01'57"E 428.50 feet); Thence North 87°06'51" East 1084.17 feet; Thence South 01°33'05" West 67.20 feet; Thence South 87°06'51" West 1078.97 feet; Thence along the arc of a 730.00 foot radius curve to the right a distance of 480.42 feet (curve having a central angle of 37°42'25" and a long chord bearing N74°01'57"W 471.80 feet); Thence North 55°10'44" West 352.92 feet; Thence along the arc of a 680.00 foot radius curve to the right a distance of 606.90 feet (curve having a central angle of 51°08'12" and a long chord bearing N29°36'38"W 586.96 feet); Thence North 04°02'32" West 100.53 feet; Thence along the arc of a 920.00 foot radius curve to the left a distance of 1062.38 feet (curve having a central angle of 66°09'46" and a long chord bearing N37°07'25"W 1004.33 feet); Thence North 01°10'00" East 70.43 feet to the point of beginning.

Contains 246,743 sf (5.66 ac)

Subject to easements, restrictions and rights or way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

Together with all improvements thereon or entitlements thereto.

WITNESS the hand of said Grantor(s) this 11/13, 2017.



Authorized Signature

Scott Smithson

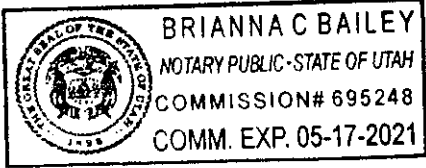
Print Name / Title

State of Utah)
County of Utah)

On Nov. 17, 2017 personally appeared before me (print name of executor(s) below),

Scott Smithson

the grantor(s) of the foregoing instrument who duly acknowledge to me that they are the lawful executor(s) of this document.



Brianna Bailey
Notary Public Signature

Brianna Bailey
Print Name of Notary

WHEN RECORDED, MAIL TO:
American Fork City
51 East Main Street
American Fork, Utah 84003



ENT 39585:2019 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 May 06 4:24 pm FEE 0.00 BY MG
RECORDED FOR AMERICAN FORK CITY

WARRANTY DEED
(900 WEST)
Utah County

Affecting Tax ID No: 35:280:0001
35:280:0002
Project: AF Penrod Annexation

AF PD, LLC, as Grantor, hereby
CONVEYS AND WARRANTS to AMERICAN FORK CITY, at 51 East Main Street, American Fork,
Utah 84003, Grantee, for the sum of ten (10) Dollars, and other good and valuable considerations,
the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land for the dedication of future 900 West road, situate in Section 22, Township 5 South,
Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as
follows:

Beginning at a point which is North 00°01'56" East 1103.01 feet and West 559.03 feet from the
South Quarter corner said Section 22; and running:

thence along the arc of a 330.50 foot radius curve to the left a distance of 306.30 feet (curve having
a central angle of 53°06'00" and a long chord bearing S26°33'09"W 295.45 feet); thence South
00°00'09" West 191.76 feet to a point along the right-of-way line of 7300 North cul-de-sac; thence
along said right-of-way the arc of a non-tangent 50.00 foot radius curve to the left a distance of
208.70 feet (curve having a central angle of 239°09'09" and a long chord bearing S00°19'55"W
86.97 feet); thence South 00°00'09" West 532.82 feet; thence along the arc of a 644.00 foot radius
curve to the right a distance of 121.04 feet (curve having a central angle of 10°46'08" and a long
chord bearing S05°23'13"W 120.86 feet); thence North 89°37'41" West 81.53 feet; thence along the
arc of a 564.00 foot radius curve to the left a distance of 120.72 feet (curve having a central angle of
12°15'51" and a long chord bearing N06°08'04"E 120.49 feet); thence North 00°00'09" East 552.55
feet; thence North 89°01'53" West 8.51 feet; thence North 00°00'09" East 258.86 feet; thence along
the arc of a 419.50 foot radius curve to the right a distance of 424.28 feet (curve having a central
angle of 57°56'55" and a long chord bearing N28°58'36"E 406.43 feet); thence North 57°57'04" East
30.34 feet; thence South 00°49'10" West 107.37 feet to the point of beginning.

The above described parcel contains 104,508 square feet in area or 2.40 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of
N 00°10'41" E along the section line from the West Quarter Corner of Section 22, Township 5 South,
Range 1 East to the Northwest Corner of said Section 22.)

