

WHEN RECORDED MAIL TO:  
GRANTEE  
13494 South Fair Hill Court  
Draper, UT 84020

12916856  
1/10/2019 1:40:00 PM \$12.00  
Book - 10744 Pg - 9397-9398  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
SILVER LEAF TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 2 P.

**WARRANTY DEED**

Academy Construction Lending, LC

Grantor,

of Draper, Utah  
hereby CONVEYS and WARRANTS to

Townhomes at Draper Landing LLC

Grantee,

of Draper, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of Utah, to-wit:

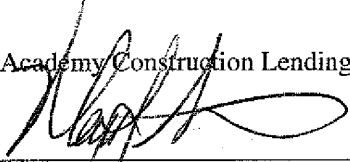
SEE ATTACHED EXHIBIT "A"

Tax ID No.: 33-13-226-002

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

WITNESS the hand of said grantor, this 10 day of JANUARY, 2019

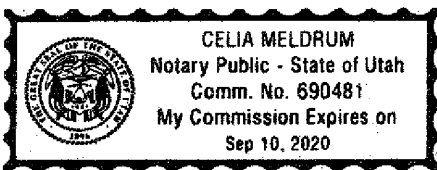
Academy Construction Lending, LC  


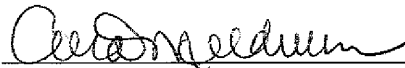
By: Matt Alder  
Its: ~~Managing Member~~  
MANAGER

**COURTESY RECORDING**  
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. SILVER LEAF TITLE INSURANCE AGENCY, LLC. hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

STATE OF UTAH )  
  :SS  
COUNTY OF SALT LAKE )

On the 10<sup>th</sup> day of January, 2019, personally appeared before me Matt Alder, who being duly sworn, says that he is the ~~Managing Member~~ of Academy Construction Lending, LC, that executed the above and foregoing instrument and that said instrument was signed in behalf of said LLC by authority of its operating agreement and said Matt Alder acknowledged to me that said LLC executed the same.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9-10-20

## EXHIBIT "A"

Beginning at a point that is South 00°21'24" West along the section line 33.00 feet from the Northwest Corner of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 00°21'24" West along said section line 467.40 feet to a point on a 183.00 foot non-tangent radius curve; thence northwesterly 81.85 feet along the arc of said curve to the right through a central angle of 25°37'32" (which radius point bears north 64°43'52" East and which long chord bears North 12°27'22" West 81.17 feet); thence North 04°52'24" East a distance of 56.61 feet to a point one-foot perpendicularly distant west from the top back of curb of Dearborn View Drive; thence the following eight (8) courses perpendicularly distant one foot from the top back of curb: (1) North 00°20'17" East 182.95 feet to the point on a 168.00 foot non-tangent radius curve; (2) thence northwesterly along 39.89 feet along the arc of said curve to the left through a central angle of 13°36'16" (which radius point bears North 89°19'08" West and which long chord bears North 06°07'16" West 39.80 feet); (3) thence North 13°24'22" West a distance of 11.66 feet to the point on 304.00 foot non-tangent radius curve; (4) thence northwesterly 31.67 feet along the arc of said curve to the right through a central angle of 05°58'10" (which radius point bears North 72°40'49" East and which long chord bears North 14°20'06" West 31.66 feet); (5) thence North 09°07'40" West 23.61 feet; (6) thence North 04°39'23" West 18.59 feet; (7) thence North 08°12'24" West a distance of 17.83 feet; (8) thence North 29°49'16" West a distance of 9.50 feet to a point on the south boundary of the Marion Vista Drive right of way; thence South 89°15'46" East along said south boundary a distance of 41.84 feet to the Point of Beginning.

Contains 8,228 square feet or 0.189 acres.

**LESS, EXCEPTING AND RESERVING TO GRANTOR** a non-exclusive easement for reasonable ingress and egress of District, its officers, Trustees, employees, contractors and permittees along Dearborn View Drive. District shall have no obligation to maintain, repair or replace Dearborn View Drive in whole or in part as a result of its use, except for damage to the extent directly caused by the fault of the District or its employees.

This conveyance is made subject to all matters of record, including that Non-Exclusive Easement granted to Salt Lake County by document recorded December 6, 2004 as Entry 9241177, Book 9069, pages 2236-2237 in the records of the Salt Lake County Recorder.