

WHEN RECORDED, MAIL TO  
AND MAIL TAX NOTICE TO:  
Grnobl, Eagle Point, LLC,  
150 North 1050 West  
Centerville, UT 84014

**SPECIAL WARRANTY DEED  
(Corrective)**

File No: 034430  
APN: 59-045-0025

**Meadowbrook Land, LLC,**

Grantor(s), of Highland, Utah County, State of Utah, hereby convey(s) and warrant(s) against all who claim by, through, or under the grantor to

**Grnobl Eagle Point, LLC, a Utah limited liability company,**

Grantee(s), of Eagle Mountain, Utah County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, Utah; to wit:

**See Exhibit A attached hereto and made a part hereof.**

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

**\*This deed has been prepared to correct Warranty Deed Entry #4041:2021, recorded in the records of the Utah County Recorder's Office on January 8, 2021, in where the Legal Description on Exhibit "A" was incorrect. The correct complete legal description is attached hereto.**

Witness the hand(s) of said Grantor(s) this 9 day of February, 2021.

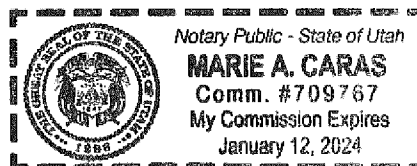
**Meadowbrook Land, LLC**

BY: Wayne Patterson  
**Wayne Patterson, Member of Meadowbrook  
Property Management, LLC, its Manager**

STATE OF UTAH )  
COUNTY OF Utah ) : ss

The foregoing instrument was acknowledged before me the 9 day of February, 2021, by Wayne Patterson the Member Meadowbrook Property Management, LLC, the Manager of Meadowbrook Land, LLC.

[Signature]  
Notary Public



## Exhibit "A"

### EAGLE POINT TOWNHOMES PLAT "C" BOUNDARY

THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°31'09" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND THE NORTH QUARTER CORNER OF SAID SECTION 13.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAGLE POINT TOWNHOMES PLAT "A" SUBDIVISION BOUNDARY AS RECORDED AS ENTRY 76286:2013 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF COSMOS DRIVE AS SHOWN IN THE EAGLE POINT ROAD DEDICATION PLAT AS RECORDED AS ENTRY 69966:2015 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°31'09" WEST 748.84 FEET AND SOUTH 448.23 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING ALONG SAID RIGHT-OF-WAY OF SAID COSMOS DRIVE THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY 278.19 FEET ALONG THE ARC OF A 1517.68 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 02°49'52" EAST 277.80 FEET); 2) SOUTHWESTERLY 31.55 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 37°06'13" WEST 28.38 FEET); THENCE SOUTH 07°42'38" EAST 191.66 FEET; THENCE NORTH 82°02'57" WEST 1063.15 FEET; THENCE NORTH 09°21'25" EAST 523.70 FEET; THENCE SOUTH 82°02'57" EAST 316.86 FEET TO THE WESTERLY RIGHT-OF-WAY OF SKYLINE DRIVE, AND RUNNING ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 15.51 FEET ALONG THE ARC OF A 3739.09 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 06°38'54" WEST 15.51 FEET); THENCE SOUTH 83°13'59" EAST 50.00 FEET TO THE SOUTHWEST CORNER OF THE EAGLE POINT TOWNHOMES PLAT "B" SUBDIVISION BOUNDARY AS RECORDED AS ENTRY 69965:2015 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID PLAT "B" SUBDIVISION BOUNDARY SOUTH 75°33'00" EAST 299.24 FEET; THENCE SOUTH 83°24'34" EAST 295.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.52 ACRES, MORE OR LESS.

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ENT4041:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Jan 08 10:30 AM FEE 40.00 BY SW  
RECORDED FOR US Title Insurance Agency  
ELECTRONICALLY RECORDED

**SPECIAL WARRANTY DEED**

File No: 034430  
APN: 59-045-0025

**Meadowbrook Land, LLC,**

Grantor(s), of Highland, Utah County, State of Utah, hereby convey(s) and warrant(s) against all who claim by, through, or under the grantor to

**Gnobl Eagle Point, LLC, a Utah limited liability company,**

Grantee(s), of Eagle Mountain, Utah County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, Utah, to wit:

**See Exhibit A attached hereto and made a part hereof.**

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 6 day of Jan, 2021.

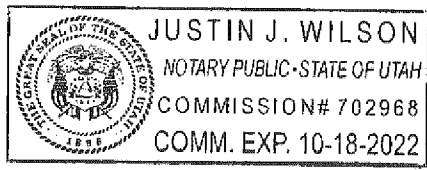
**Meadowbrook Land, LLC**

BY: Wayne Patterson  
**Wayne Patterson, Member of Meadowbrook  
Property Management, LLC, its Manager**

STATE OF UTAH )  
COUNTY OF Utah ) ss

The foregoing instrument was acknowledged before me the 6 day of January, 2021, by Wayne Patterson the Member Meadowbrook Property Management, LLC, the Manager of Meadowbrook Land, LLC.

Notary Public Justin J. Wilson



## EXHIBIT "A"

Beginning at a point located North 89°31'09" West along section line 748.82 feet and South 448.24 feet from the Northeast Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along the arc of a 1517.68 foot radius curve to the left 278.19 feet through a central angle of 10°30'08" (chord bears South 02°49'52" East 277.80 feet); thence along the arc of a 20.00 foot radius curve to the right 31.55 feet through a central angle of 90°22'19" (chord bears South 37°06'13" West 28.38 feet); thence South 07°42'38" East 118.43 feet; thence South 18°24'52" West 71.70 feet; thence North 82°02'58" West 1030.38 feet; thence North 09°21'25" East 524.60 feet; thence South 80°38'35" East 85.61 feet; thence North 09°21'25" East 24.20 feet; thence South 82°02'57" East 144.23 feet; thence South 70°39'13" East 88.04 feet; thence along the arc of a 3739.09 foot radius curve to the right 21.11 feet through a central angle of 00°19'24" (chord bears South 06°36'20" West 21.11 feet); thence South 83°13'58" East 50.00 feet; thence South 75°32'59" East 299.23 feet; thence South 83°24'33" East 295.98 feet to the point of beginning.

Situated in Utah County, State of Utah

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