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8/31/2021 1:43:00 PM \$40.00  
Book - 11231 Pg - 6660-6662  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:  
Academy Market Holdings, LLC, a Utah limited liability company  
595 S Riverwoods Pkwy, Ste 400  
Logan, UT 84321



File No.: 139426-CAB

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## SPECIAL WARRANTY DEED

**Academy Village Land Holdings, LLC, a Utah limited liability company**

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

**Academy Market Holdings, LLC, a Utah limited liability company**

**GRANTEE(S)** of Logan, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 33-07-428-002 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 8/30/2021.


Academy Village Land Holdings, LLC, a Utah  
limited liability company

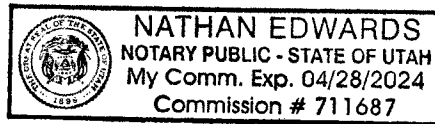
BY:   
Dell Loy Hansen  
Manager

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ CACHE

On this 30<sup>th</sup> August 2021, before me, personally appeared Dell Loy Hansen, 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 Academy Village Land Holdings, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



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

THE PROPOSED LOTS POD 35-M, POD 35-N, POD 35-O, POD 35-P AND POD 35-Q OF THE PROPOSED ACADEMY VILLAGE POD 35 SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE, SAID POINT BEING SOUTH 0°28'03" WEST 891.52 FEET ALONG THE SECTION LINE AND NORTH 89°31'57" WEST 13.71 FEET FROM WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 44°02'29" WEST 84.40 FEET; (2) SOUTH 44°17'01" WEST 194.30 FEET; (3) SOUTH 38°24'55" WEST 193.08 FEET; (4) SOUTH 75°51'29" WEST 63.53 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE NORTH 53°35'22" WEST 551.24 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE NORTH 38°24'00" EAST 328.57 FEET; THENCE SOUTH 51°36'00" EAST 78.50 FEET; THENCE NORTH 38°24'00" EAST 213.31 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS NORTH 83°24'00" EAST 28.28 FEET); THENCE SOUTH 51°36'00" EAST 499.40 FEET; TO A POINT ON A 20.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 33.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°38'08" (LONG CHORD BEARS SOUTH 03°46'30" EAST 29.64 FEET) TO THE POINT OF BEGINNING.