

When Recorded, Return To:
Grantee
7370 S. CREEK ROAD STE 204
SANDY, Utah 84093

Ent 427867 Bk 1167 Pg 408 - 409
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2016 Aug 18 04:48PM Fee: \$15.00 JP
For: LegendsTitle LLC.
ELECTRONICALLY RECORDED

WARRANTY DEED

SILVERADO PARTNERS LLC., Grantor,

a corporation, organized and existing under the laws of the State of Utah, with its principal office at , OREM, UTAH, County of UTAH, State of Utah, hereby conveys and warrants to

BEAUFONTAINE PARTNERS, LLC., Grantee,

For the sum of No Dollars and 00/100, and other good and valuable consideration, the following described tract of land in County, State of Utah, to-wit:

See EXHIBIT "A" attached hereto and by reference incorporated herein:

Parcel Identification Number 00-0015-3465

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.


The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

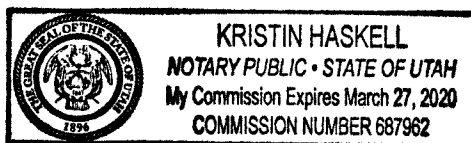
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 18th day of August, 2016.

SILVERADO PARTNERS LLC.
BY: 
DAVID HUNTER, MANAGER

STATE OF Utah
COUNTY OF WASATCH

On the 18th day of August, 2016 personally appeared before me, DAVID HUNTER who being by me duly sworn, did say that he/she is the Manager of SILVERADO PARTNERS LLC. and that within the foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Operating Agreement, and said Limited Liability Company executed the same.


Notary Public



**EXHIBIT "A"
Legal Description**

(PROPOSED BEAUFONTAINE AT SPRING LAKE PHASE 8)

Commencing at a point located North 89°48'22" East along the Section line 955.65 feet and South 1203.44 feet from the North Quarter Corner of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence East 392.72 feet; thence South 00°00'59" East 469.12 feet; thence South 00°20'15" East 991.33 feet; thence North 89°27'34" West 1324.24 feet; thence North 00°35'29" West 798.96 feet; thence North 00°19'15" West 648.48 feet; thence East 143.63 feet; thence North 186.67 feet; thence East 106.71 feet; thence South 04°24'07" West 21.90 feet; thence Southerly 33.34 feet along the arc of a 175.00 foot radius curve to the left through a central angle of 10°54'59" (Chord bears: South 01°03'22" East 33.29 feet); thence South 06°30'52" East 120.12 feet; thence North 83°29'08" East 319.66 feet; thence South 48.47 feet; thence North 89°54'38" East 356.87 feet to the point of beginning.

Less and Excepting that portion in Warranty Deed recorded September 25, 2015, as Entry No. 416554, in Book 1140 at Page 803-809, described as follows:

Beginning at a point located North 89°48'22" East 268.61 feet along the North Line of the Northeast Quarter of said Section 4 and South 1015.00 feet from the North Quarter corner: and running thence South 04°24'07" West 21.90 feet to a point of curvature with a 175 foot radius curve to the left: thence continuing 33.34 feet along the arc of said curve through a central angle of 10°54'59"; thence South 06°30'52" East 120.12 feet; thence North 83°29'08" East 319.66 feet; thence South 48.47 feet; thence North 89°56'51" East 352.81 feet to a point on the arc of a 745.09 foot radius curve to the left, bearing to center North 87°14'38" East (Chord bears South 04°30'38" East 45.62 feet) to a point on the arc of a 291.59 foot radius non tangent compound curve to the left; thence continuing 231.90 feet along the arc of said curve through a central angle of 45°33'58" center bears North 83°03'35" East (Chord bears South 29°43'24" East 225.83 feet); thence South 60°14'30" East 149.20 feet to a point of curvature with a 110.00 foot radius curve to the right; thence continuing 115.62 feet along the arc of said curve through a central angle of 60°13'31" center bears South 29°45'30" West (Chord bears South 30°07'45" East 110.37 feet); thence South 0°00'59" East 21.04 feet; thence East 96.42 feet; thence South 0°00'59" East 36.73 feet; thence South 0°20'15" East 961.33 feet; thence North 89°27'34" West 1324.38 feet; thence North 0°35'29" West 768.95 feet; thence North 0°19'15" West 648.48 feet; thence East 143.63 feet; thence North 186.67 feet; thence East 106.71 feet to the point of beginning.

Less and Excepting the following described property being the proposed plat of Beaufontaine 600 South road dedication

A Parcel of land located in the Northeast Quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian. Being more particularly described as follows:

Beginning at a point located North 89°48'22" East 29.83 feet along the North line of the Northeast Quarter of said Section 4 and South 2618.24 feet from the North Quarter Corner; and running thence South 89°27'34" East 1324.37 feet; thence South 0°20'15" East 30.0 feet; thence North 89°27'34" West 1324.24 feet; thence North 0°35'29" West 30.01 feet to the point of beginning.