



ENT84464:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 May 04 12:04 PM FEE 40.00 BY SW
RECORDED FOR Old Republic Title (Union Park)
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:
Mesquite Presidio, LLC
2960 East Oberland Road
Sandy, UT 84092
File Number: 2050999LD

SPECIAL WARRANTY DEED

Mesquite Presidio, LLC,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

Mesquite Presidio, LLC,

GRANTEE

the following tract of land in Utah County, State of Utah, to-wit

PRELIMINARY DESCRIPTION MAPLETON VILLAGE PRELIMINARY PLAT VILLAGE AREA, JANUARY 2021:

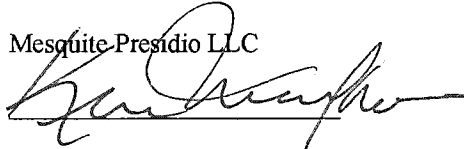
A portion of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, Mapleton, Utah, more particularly described as follows:

Beginning at a point on the west line of the Strawberry Canal Right-of-Way, said point being located S0°03'08"E along the section line 1366.58 feet and West 1294.75 feet from the Northeast Corner of Section 27, T8S, R3E, S.L.B. & M.; thence along said line the following nine(9) courses: S17°59'00"E 5.85 feet; thence N89°44'32"E 24.63 feet; thence S17°59'00"E 33.17 feet; thence along the arc of a 754.46 foot radius curve to the left 303.81 feet through a central angle of 23°04'19" (chord: S29°31'09"E 301.76 feet); thence S41°10'57"E 321.59 feet; thence along the arc of a 113.13 foot radius curve to the right 124.24 feet through a central angle of 62°55'26" (chord: S9°43'14"E 118.09 feet); thence S21°39'03"W 496.33 feet; thence along the arc of a 1462.32 foot radius curve to the left 206.74 feet through a central angle of 8°06'02" (chord: S17°36'02"W 206.57 feet); thence S13°33'03"W 33.96 feet to the quarter section line; thence S89°24'59"W along said line 1519.25 feet to the Center Quarter Corner; thence N0°11'11"W along the quarter section line 55.25 feet; thence S87°18'35"W 864.43 feet to the easterly line of Highway 89; thence along said easterly line and the arc of a 5729.58 foot radius non-tangent curve (radius bears: S71°20'46"W) to the left 151.61 feet through a central angle of 1°30'58" (chord: N19°24'43"W 151.60 feet); thence N87°55'14"E 664.84 feet; thence N0°00'34"W 1079.85 feet; thence N89°29'56"E 245.72 feet to the quarter section line; thence N0°11'11"W along said line 85.76 feet; thence N89°21'40"E along the sixteenth line 1360.14 feet to the point of beginning.

PART OF TAX ID NUMBERS FOR PROPERTY: 27-037-0003 and 27-037-0042

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

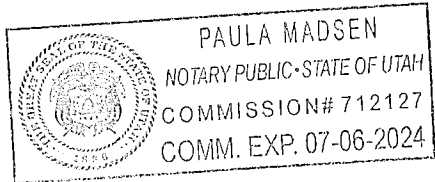
Effective as of this 30 day of April, 2021.

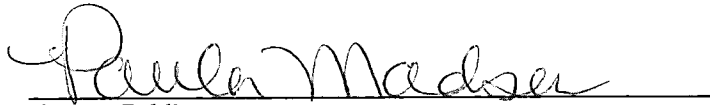
Mesquite Presidio LLC

By Ken Murdock
Its Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE Utah County

On this 30 day of April 2021, personally before me appeared Ken Murdock, who proven on the basis of satisfactory evidence is the Manager of Mesquite Presidio LLC, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.





Notary Public
Residing In:
Commission Expires: