

Mail Recorded Deed and Tax Notice To:  
Belle Street Investments, LLC  
3688 East Campus Drive, Suite 100  
Eagle Mountain 84005



File No.: 143247-TOF

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## WARRANTY DEED

Belle Street Investments, LLC

**GRANTOR(S)** of Eagle Mountain, State of Utah, hereby Conveys and Warrants to

Greg Hazard, as to an undivided 50% interest and Scot Hazard, as to an undivided 50% interest

**GRANTEE(S)** of Eagle Mountain, 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 **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 58-044-0173, 58-044-0090 and 58-044-0174 (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.

Dated this 4-21-21

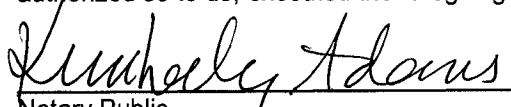
Belle Street Investments, LLC

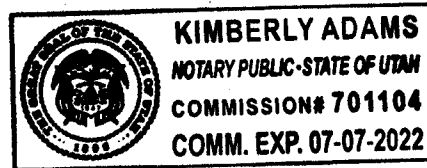
  
Greg Hazard  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the April 21, 2021, personally appeared before me Greg Hazard, who acknowledged themselves to be the Manager of Belle Street Investments, LLC, and that they, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



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

Proposed ARRIVAL PHASE B PLAT 7, being more particularly described as follows:

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of Section 13, T5S, R2W, SLB&M; thence S89°49'35"E along the Section line 661.33 feet; thence S01°32'15"W 509.13 feet; thence S88°27'45"E 254.10 feet; thence South 465.14 feet to a point on the Northerly extension of the Westerly line of ARRIVAL PHASE B PLAT 4, according to the Official Plat thereof recorded September 19, 2019 as Entry No. 92986:2019 in the Office of the Utah County Recorder; thence along said plat and extension thereof the following two (2) courses: 1) S17°56'23"E 633.45 feet; 2) S10°33'39"E 348.12 feet to the Northeasterly Corner of Lot 601, ARRIVAL PHASE B PLAT 6, according to the Official Plat thereof recorded March 8, 2019 as Entry No. 19234:2019 in the Office of the Utah County Recorder; thence along said plat the following three (3) courses: 1) West 304.11 feet; 2) South 97.72 feet; 3) N89°48'26"W 369.75 feet; thence N00°11'16"E 822.00 feet; thence S80°42'12"W 231.22 feet; thence S89°14'55"W 50.00 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 375.00 feet (radius bears: S89°14'55"W) a distance of 137.03 feet through a central angle of 20°56'11" Chord: N11°13'11"W 136.27 feet; thence N21°41'16"W 15.08 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.86 feet through a central angle of 83°30'43" Chord: N63°26'37"W 19.98 feet; thence N15°11'59"W 50.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 475.00 feet (radius bears: N15°11'59"W) a distance of 37.35 feet through a central angle of 04°30'18" Chord: N72°32'52"E 37.34 feet; thence N18°36'58"W 580.03 feet to the Section line; thence N00°09'52"E along the Section line 474.53 feet to the point of beginning.