

Mail Recorded Deed and Tax Notice To:
The Springs at Coyote Ridge LLC
7585 Union Park Ave. Ste. 200
Midvale, UT 84047



File No.: 138026-CAM

WARRANTY DEED

Wasatch Back Holdings, LLC

GRANTOR(S) of Midvale, State of Utah, hereby Conveys and Warrants to

The Springs at Coyote Ridge LLC, a Utah limited liability company

GRANTEE(S) of Midvale, 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 **Wasatch County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

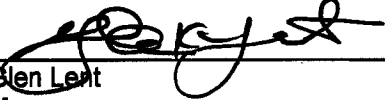
TAX ID NO.: 00-0021-4371 (for reference purposes only)


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.

**Together with, but without warranty to all interest of the Grantor to Utah
State Water Right 55-1394, Application/Claim:D789.**

Dated this 7th day of January, 2021.

Wasatch Back Holdings, LLC

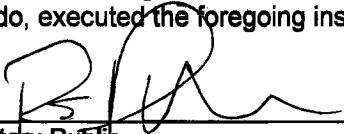
BY: 
Glen Lent
Manager

BY: 
Steve Broadbent
Manager

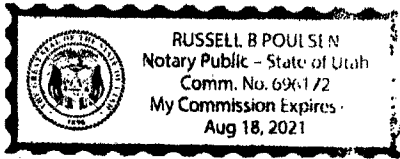
STATE OF UTAH

COUNTY OF SALT LAKE

On the 7th day of January, 2021, personally appeared before me Glen Lent, who acknowledged themselves to be the Manager of Wasatch Back Holdings, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

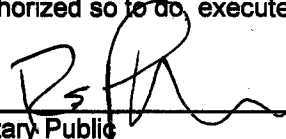


*Russell B Poulsen
696172*

STATE OF UTAH

COUNTY OF SALT LAKE

On the 7th day of January, 2021, personally appeared before me Steve Broadbent, who acknowledged himself to be the Manager of Wasatch Back Holdings, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

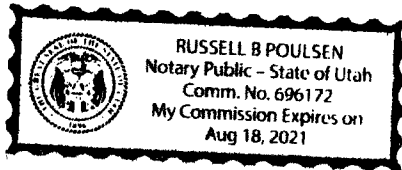


EXHIBIT A
Legal Description

PROPOSED THE SPRINGS AT COYOTE RIDGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°51'50"E 1794.14 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND S00°00'00"E 267.93 FEET FROM THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°39'06"E 202.40 FEET; THENCE S78°34'56"E 240.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 56.00 FEET, A DISTANCE OF 115.63 FEET, A CHORD DIRECTION OF S41°24'56"E AND A CHORD DISTANCE OF 96.16 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 5.76 FEET, A CHORD DIRECTION OF S89°34'29"E AND A CHORD DISTANCE OF 5.72 FEET; THENCE S78°34'56"E 175.58 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.85 FEET, A CHORD DIRECTION OF S33°34'56"E AND A CHORD DISTANCE OF 16.97 FEET; THENCE S11°25'04"W 201.32 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 535.19 FEET, A DISTANCE OF 121.36 FEET, A CHORD DIRECTION OF S04°55'18"W AND A CHORD DISTANCE OF 121.10 FEET; THENCE S01°37'33"E 48.73 FEET; THENCE S88°26'20"W 582.22 FEET; THENCE N00°00'00"E 410.69 FEET; THENCE S81°49'00"W 59.77 FEET; THENCE N00°20'54"E 150.30 FEET TO THE POINT OF BEGINNING.

Together with, but without warranty to all interest of the Grantor to Utah State Water Right 55-1394, Application/Claim:D789.