

Mail Tax notice to:  
Grantee  
520 South 850 East Suite A1  
Lehi, UT 84043  
MNT File No.: 69944  
Tax ID No.: ~~35-280-0001~~  
**35: 280: 0001**  
**13: 040: 0038**  
**35: 280: 0002**

**SPECIAL WARRANTY DEED**

**AF PD LLC, a Utah limited liability company, who acquired title as AF PD LLC**

**GRANTOR** of Lehi, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under it only to:

**AF PD LLC, a Utah limited liability company**

**GRANTEE** of 520 South 850 East Suite A1, Lehi, UT 84043 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:


**See Exhibit "A" attached hereto and made a part hereof**

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hand(s) of said grantor(s), 20th day of September, 2019.

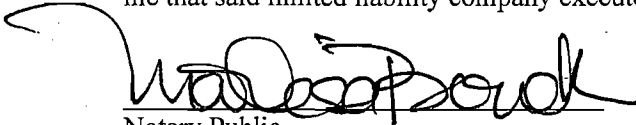
AF PD LLC, a Utah limited liability company, who acquired title as AF PD LLC

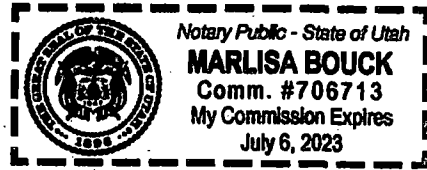
By: Ardero LLC  
Its: Manager

  
By: Darwin Fielding, Manager

State of Utah, County of Salt Lake )ss:

On this date, September 20, 2019, personally appeared before me Darwin Fielding, who being by me duly sworn did say that he is a Manager of Ardero LLC the Manager of AF PD LLC, a Utah limited liability, who acquired title as AF PD LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Darwin Fielding, who acknowledged to me that said limited liability company executed same.

  
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

THE LAND REFERRED TO HEREIN IS SITUATED IN UTAH COUNTY, UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3

Parcel 3A:

Lot 1, Plat "A", B. K, Penrod Subdivision, American Fork Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Parcel 3B:

Also: Commencing North 1247.64 feet and West 880.69 feet from the South 1/4 Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 520.54 feet; thence South 46°42'00" West 51.84 feet; thence North 01°03'29" East 556.54 feet; thence South 89°16'08" East 27.46 feet to the point of beginning.

Parcel 3C:

Lot 2, Plat "A", B. K, Penrod Subdivision, American Fork Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

LESS AND EXCEPTING from Parcels 3A through 3C described above the following as conveyed to American Fork City by that certain Warranty Deed recorded May 06, 2019 as Entry No. 39585:2019 of official records:

A parcel of land for the dedication of future 900 West road, situate in Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 00°01'56" East 1103.01 feet and West 559.03 feet from the South Quarter corner of said Section 22; and running thence along the arc of a 330.50 foot radius curve to the left a distance of 306.30 feet (curve having a central angle of 53°06'00" and a long chord bearing South 26°33'09" West 295.45 feet); thence South 00°00'09" West 191.76 feet to a point along the Right-of-Way line of 7300 North cul-de-sac; thence along said Right-of-Way the arc of a non-tangent 50.00 foot radius curve to the left a distance of 208.70 feet (curve having a central angle of 239°09'09" and a long chord bearing South 00°19'55" West 86.97 feet); thence South 00°00'09" West 532.82 feet; thence along the arc of a 644.00 foot radius curve to the right a distance of 121.04 feet (curve having a central angle of 10°46'08" and a long chord bearing South 05°23'13" West 120.86 feet); thence North 89°37'41" West 81.53 feet; thence along the arc of a 564.00 foot radius curve to the left a distance of 120.72 feet (curve having a central angle of 12°15'51" and a long chord bearing North 06°08'04" East 120.49 feet); thence North

00°00'09" East 552.55 feet; thence North 89°01'53" West 8.51 feet; thence North 00°00'09" East 258.86 feet; thence along the arc of a 419.50 foot radius curve to the right a distance of 424.28 feet (curve having a central angle of 57°56'55" and a long chord bearing North 28°58'36" East 406.43 feet); thence North 57°57'04" East 30.34 feet; thence South 00°49'10" West 107.37 feet to the point of beginning.

(Note: All bearings in the above description are based on the NAD 27 bearing of North 00°10'41" East along the section line from the West Quarter corner of Section 22, Township 5 South, Range 1 East to the Northwest corner of said Section 22.)

RECORDING REQUESTED BY:  
AMERICAN FORK CITY  
51 EAST MAIN STREET  
AMERICAN FORK UT 84003



ENT 113927:2021 PG 1 of 1  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jun 24 1:49 pm FEE 0.00 BY AS  
RECORDED FOR AMERICAN FORK CITY

**QUIT CLAIM DEED**

AMERICAN FORK CITY, organized and existing under the laws of the State of Utah, with its principal office at 51 East Main Street, American Fork, Utah, 84003, GRANTOR, of Utah County, State of Utah, hereby Quit Claim to AF PD LLC, 520 South 850 East Suite A1, Lehi, Utah 84043, GRANTEE, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to-wit.

A parcel of excess right-of-way of 900 West road, situate in the south half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 838.47 feet and West 774.05 feet from the South Quarter corner said Section 22; and running:

thence South 00°00'09" West 93.64 feet; thence along the arc of a 83.00 foot radius curve to the right a distance of 30.20 feet (curve having a central angle of 20°50'59" and a long chord bearing S10°25'38"W 30.04 feet); thence North 00°00'09" East 123.70 feet; thence along the arc of a 419.50 foot radius curve to the right a distance of 424.28 feet (curve having a central angle of 57°56'57" and a long chord bearing N28°58'36"E 406.43 feet); thence South 39°28'16" East 5.72 feet; thence South 57°57'04" West 0.65 feet; thence along the arc of a 414.50 foot radius curve to the left a distance of 419.22 feet (curve having a central angle of 55°56'55" and a long chord bearing S28°58'36"W 401.58 feet) to the point of beginning.

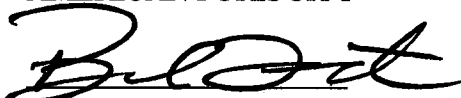
The above described parcel contains 2,985 square feet in area or 0.07 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of N 00°10'41" E along the section line from the West Quarter Corner of Section 22, Township 5 South, Range 1 East to the Northwest Corner of said Section 22.)

Less and accepting any public utility easements over the described properties.

Witness the hand of said GRANTOR this 15 day of June, 2021.

AMERICAN FORK CITY

  
Bradley J. Frost, Mayor

State of Utah )  
                  ) ss  
County of Utah )

On the date first above written personally appeared before me, Mayor Bradley J. Frost, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

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

