

Mail Tax notice to:  
Grantee  
595 South Riverwoods Parkway, Suite 400  
Logan, UT 84321  
MNT File No.: 63888  
Tax ID No.: Part of 33-07-427-003; 33-07-428-001

12934239  
2/14/2019 12:12:00 PM \$14.00  
Book - 10752 Pg - 8636-8638  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 3 P.

**SPECIAL WARRANTY DEED**

Rosecrest Communities, LLC, a Utah limited liability company

**GRANTOR** of Midvale, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

Academy Village Land Holdings, LLC, a Utah limited liability company

**GRANTEE** of 595 South Riverwoods Parkway, Suite 400, Logan, UT 84321 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

See Legal Description Attached Hereto

**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, this 1<sup>st</sup> day of February, 2019

ROSECREST COMMUNITIES, LLC, a  
Utah limited liability company  
By: RE Management, L.L.C., a  
Utah limited liability company  
in its capacity as Manager

By: \_\_\_\_\_

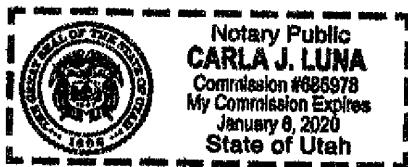
Name: Greg Taylor  
Its: Manager

STATE of Utah, County of Salt Lake ) ss.

On this date, February 1<sup>st</sup>, 2019, personally appeared before me Greg Taylor, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as the Manager of RE Management, L.L.C., a Utah limited liability company and who further acknowledged that said limited liability company executed the same in its capacity as the Manager of Rosecrest Communities, LLC, a Utah limited liability company.

Carla J. Luna

Notary Public



## Exhibit "A"

All of Lot 1, POD 35 SUBDIVISION AMENDING LOT C, SOUTH HERRIMAN, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2019P at Page 45 of official records.

13757746  
8/27/2021 4:16:00 PM \$40.00  
Book - 11229 Pg - 9696-9698  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:  
Academy Village Land Holdings, LLC, a Utah limited liability company  
595 S Riverwoods Pkwy, Ste 400  
Logan, UT 84321



File No.: 148205-CAB

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## QUITCLAIM DEED

Rosecrest Communities, LLC

**GRANTOR(S)** of Midvale, State of Utah, hereby quitclaims "AS IS" and "WITH ALL FAULTS" to  
**Academy Village Land Holdings, LLC, a Utah limited liability company**

**GRANTEE(S)** of Logan, 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 **Salt Lake** County,  
State of Utah:

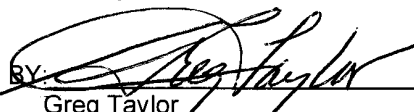
**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.: 33-07-428-003 and 33-08-301-013** (for reference purposes only)

Dated this August 26, 2021.

Rosecrest Communities, LLC,  
a Utah limited liability company

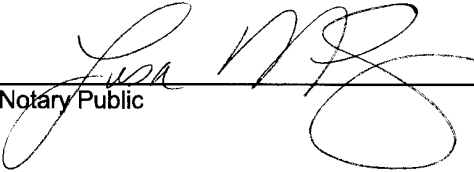
BY: RE Management L.L.C.,  
a Utah limited liability company  
Its: Manager

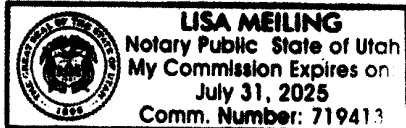
BY:   
Greg Taylor  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this August 26, 2021, before me, personally appeared Greg Taylor, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Rosecrest Communities, LLC, a Utah limited liability company.

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



**EXHIBIT A**

PARCEL 1:

Beginning at a point on the Northerly right-of-way line of Real Vista Drive, said point being South 0°28'03" West 446.19 feet along the section line and South 89°31'57" East 346.14 feet from the West Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, running thence South 38°24'00" West 492.69 feet, to the point of beginning; running thence along a 1249.00 foot radius curve to the right a distance of 101.78 feet (long chord bears South 40°44'04" West 101.75 feet); thence South 43°04'08" West 131.83 feet; thence North 51°59'37" West 8.55 feet; thence South 39°58'51" West 182.07 feet; thence South 38°24'26" West 138.00 feet; thence South 75°51'28" West 59.20 feet; thence North 53°35'22" West 929.12 feet; thence North 38°28'30" East 69.66 feet; thence North 38°24'00" East 39.95 feet; thence South 51°41'02" East 908.96 feet; thence North 45°56'08" East 525.96 feet; thence South 51°36'00" East 15.00 feet, to the point of beginning.

PARCEL 2:

Beginning at a point on the Southerly right-of-way line of Academy Parkway, said point being South 0°28'03" West 517.50 feet along the section line and South 89°31'57" East 437.64 feet from the West Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, running thence South 51°36'00" East 924.60 feet and South 38°18'58" West 1142.94 feet, to the point of beginning; running thence North 51°35'34" West 200.75 feet; thence North 45°00'39" West 392.59 feet; thence North 51°35'34" West 285.00 feet; thence North 04°43'02" East 61.29 feet; thence North 36°05'43" East 322.26 feet; thence North 51°59'37" West 10.04 feet; thence North 38°24'26" East 30.38 feet; thence North 40°30'31" East 175.69 feet; thence North 38°24'00" East 26.24 feet; thence South 51°36'00" East 15.00 feet; thence South 33°16'40" West 523.12 feet; thence South 51°41'02" East 864.38 feet; thence South 38°18'58" West 130.48 feet, to the point of beginning.