

Mail Recorded Deed and Tax Notice To:
Lehi City, a Utah municipal corporation
153 North 100 East
Lehi, UT 84043

ENT213247:2021 PG 1 of 6
Andrea Allen
Utah County Recorder
2021 Dec 28 09:19 AM FEE 0.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 152776-DMP

WARRANTY DEED

SOA INVESTMENTS, LLC, a Utah limited liability company, which acquired title as SOA INVESTMENTS, LTD., a Utah limited partnership, which Utah limited partnership has been converted to SOA INVESTMENTS, LLC, a Utah limited liability company pursuant to Section 48-2c-1402 of the Utah Code on October 15, 2002

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

Lehi City, a Utah municipal corporation

GRANTEE(S) of Lehi, 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.: 58-025-0034, 58-024-0036, 58-024-0040, 58-024-0039, 58-024-0046, 58-024-0051 and 58-024-0053 (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.

[Signature on following page]

Dated this 17th day of December, 2021.

SOA Investments, LLC, a Utah limited liability company

BY: 
Robert S. Allred
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 17th day of December, 2021, before me, personally appeared Robert S. Allred, 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 SOA Investments, LLC, a Utah limited liability company.

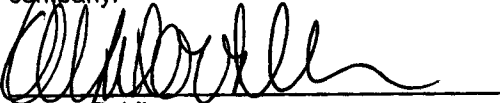

Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Commencing North 134.72 feet and East 1070.45 feet from the West quarter corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°48'41" East 1636.29 feet; thence South 35°39'20" East 28.07 feet; thence South 44°03'00" East 10.16 feet; thence West 1651.61 feet; thence North 18°08'59" West 26.02 feet to the beginning.

PARCEL 2:

Commencing North 2746.87 feet and East 1745.41 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 894.48 feet; thence South 107.58 feet; thence West 894.3 feet; thence North 14°58'45" West 19.26 feet; thence North 11°53'15" East 59.73 feet; thence North 13°58'51" West 31.44 feet to the beginning.

PARCEL 3:

Commencing North 2639.31 feet and East 1745.67 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 894.3 feet; thence North 107.58 feet; thence East 219.14 feet; thence South 43°53'40" East 296.07 feet; thence South 51°49'11" East 362.22 feet; thence South 44°06'18" West 68.47 feet; thence West 1584.53 feet; thence North 18°06'20" West 20.78 feet; thence North 01°19'27" East 38.13 feet; thence North 61°53'14" East 50.05 feet; thence North 43°33'16" East 36.16 feet; thence North 23°38'58" East 30.51 feet; thence North 02°17'12" West 54.7 feet; thence North 10°59'20" West 78.59 feet; thence North 14°58'46" West 115.34 feet to the beginning.

PARCEL 4:

Commencing North 2260.41 feet and East 1716.95 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 1584.45 feet; thence South 44°06'08" West 295.73 feet; thence South 26°39'28" West 344.26 feet; thence West 574.2 feet; thence North 410.67 feet; thence North 53°28'00" West 122.59 feet; thence South 49°28'13" West 135.24 feet; thence South 85°05'09" West 41.27 feet; thence South 69°36'27" West 40.11 feet; thence South 49°56'00" West 59.24 feet; thence South 35°13'52" West 60.94 feet; thence South 01°28'12" West 68.15 feet; thence South 24°55'32" West 53.94 feet; thence South 51°21'33" West 39.17 feet; thence North 87°30'54" West 20.13 feet; thence North 56°26'50" West 35.68 feet; thence North 32°00'25" West 193.82 feet; thence North 25°00'28" West 165.76 feet; thence North 18°06'22" West 37.89 feet to the beginning.

PARCEL 5:

Commencing North 1740.43 feet and East 1456.13 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 136.09 feet; thence West 100.62 feet; thence North 18°09'00" West 278.11 feet; thence North 71°51'00" East 224.98 feet; thence South 18°09'00" East 351.85 feet to the beginning.

PARCEL 6:

Commencing North 699.59 feet and East 846.26 feet from the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°59'56" East 308.75 feet; thence North 47°55'00" East 222.3 feet; thence North 338.58 feet; thence East 80.63 feet; thence South 18°09'00" East 189.03 feet; thence North 74°03'17" East .02 feet; thence North 58°33'08" East 111.88 feet; thence North 62°26'20" East 150.57 feet; thence North 74°35'38" East 88.01 feet; thence North 88°35'50" East 73.97 feet; thence South 77°58'19" East 161.37 feet; thence North 64°52'02" East 141.32

feet; thence East 391.49 feet; thence South $63^{\circ}08'00''$ West 1787.5 feet; thence West 118.57 feet; thence North $40^{\circ}06'13''$ East 32.23 feet; thence North $22^{\circ}42'52''$ West .03 feet; thence North $40^{\circ}06'13''$ East 89.68 feet; thence North $58^{\circ}18'24''$ East 82.61 feet; thence North $31^{\circ}49'18''$ West 216.04 feet to the beginning.

PARCEL 7:

Commencing North 1408.82 feet and East 2366.92 feet from the Southwest quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 331.64 feet; thence East 574.28 feet; thence South $26^{\circ}39'28''$ West 383.68 feet; thence South $59^{\circ}03'07''$ West 407.45 feet; thence West 278.38 feet; thence North $84^{\circ}00'59''$ East 158.75 feet; thence North $77^{\circ}52'09''$ East 152.38 feet; thence North $18^{\circ}14'07''$ West 188.74 feet; thence along a curve to the right (chord bears: South $72^{\circ}20'38''$ West 23.21 feet, radius = 1256.01 feet) to the beginning.



*Community
Development
Department*
Office 385.201.1030
153 North 100 East
Lehi, UT 84043
lehi-ut.gov

December 16, 2021

Re: Dedication of Open Space Property to Lehi City in the Cold Spring Ranch Project

To Whom It May Concern:

The purpose of this letter is to confirm that Lehi City acknowledges and agrees with the deeds that SOA Investments, LLC will convey to Lehi City, however it would be subject to all rollback taxes being paid on all parcels, and subject to the property being deeded by warranty deed with title insurance for all properties being dedicated.

The deeds include parcel numbers:

58:025:0034
58:024:0036
58:024:0040
58:024:0039
58:024:0046
58:024:0051
58:024:0053

The City will use these properties as park/open space. A map showing the location of the parcels has also been attached as Exhibit A.

For further questions regarding the zoning of this property please contact the Lehi City Planning Department at (385) 201-1030.

Thank You,

Kim Struthers
Community Development Director
Lehi City Planning Division



EXHIBIT "A"

