

Mail Recorded Deed and Tax Notice To:
Lewis Landing L.C.
201 S. Main Street, Suite 2000
Salt Lake City, UT 84111

ENT48830:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Apr 19 04:11 PM FEE 40.00 BY CH
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



**COTTONWOOD
TITLE**

File No.: 156974-TOF

SPECIAL WARRANTY DEED

S & P Lewis Properties, LLC

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Lewis Landing L.C., a Utah limited liability company

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.: 58-021-0525 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 04/13/22

S & P Lewis Properties, LLC

BY: Stanley George Lewis
Stanley George Lewis, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On April 13th 2022, before me, personally appeared Stanley George Lewis, 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 S & P Lewis Properties, LLC.

Chantelle Martin Taylor
Notary Public

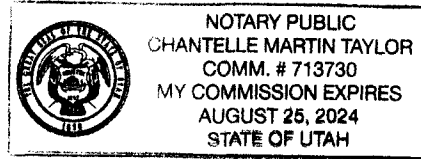


EXHIBIT A
Legal Description

Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 2, Township 5 South, Range 1 West of the Salt Lake Base and Meridian; thence running West 19.52 chains; thence North 08° East 6.00 chains; thence North 13° West 4.20 chains; thence East 10.725 chains; thence South 10.00 chains to the place of beginning.

SUBJECT TO the effects of that certain Boundary Line Agreement recorded April 9, 2015 as Entry No. 29274:2015 of the official records of the Utah County Recorder, State of Utah.

LESS AND EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 2 (Note: Said point is also 1324.25 feet West along the quarter section line from the East quarter corner of said Section 2) and running thence West 1294.92 feet; thence West 29.33 feet to the Southwest corner of said Southwest quarter of the Northeast quarter; thence North 00°09'45" East (Deed North) 139.45 feet along the Westerly line of said Southwest quarter of the Northeast quarter to a point which is 39.00 feet perpendicularly distant Northerly from the centerline of the Westbound frontage road of Project No. MP-R399(41) at approximate Engineer Station 38+96.51; thence South 89°48'50" East 48.51 feet parallel to said centerline; thence South 89°48'50" East 106.96 feet parallel to said centerline to a point opposite Engineer Station 40+51.98 and a point of curvature with a 15,185.50-foot radius curve to the right; thence Easterly 1169.86 feet along the arc of said curve concentric with said centerline (Note: Chord to said curve bears South 87°36'25" East for a distance of 1169.57 feet) to the Easterly boundary of said entire tract; thence South 00°06'20" West (Deed South) 90.11 feet along said Easterly boundary to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point North 90.10 feet and West 1324.38 feet from the East quarter corner of said Section 2, said point being also North 00°04'52" West 4.33 feet from the southwest corner of Holbrook Utah Military Academy Subdivision as recorded in the Office of the Utah County Recorder as Entry#10597:2018 and running; Thence 363.81 feet along the arc of a 15185.48 foot radius curve to the left through a central angle of 01°22'22" (Long Chord Bears North 86°05'07" West 363.80 feet); Thence North 00°04'52" West 545.97 feet; Thence North 89°51'07" East 362.92 feet to the northwest corner of said Holbrook Utah Military Academy Subdivision; Thence South 00°04'52" East 571.74 feet along the west line of Holbrook Utah Military Academy Subdivision to the point of beginning.