

When recorded mail to (Tax Mailing Address):
Grantee
8793 Pinehurst Dr.
Eagle Mountain, Utah 84043
MTC File No. 299138

WARRANTY DEED

River Point Development, LC, a limited liability company, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

River Point Evrest, LLC, a Utah limited liability company

as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

Parcel 1: [a portion of 25-031-0236]

Beginning at a point which lies North 89°59'05" West 389.81 feet and South 73.59 feet from the Northeast Corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base & Meridian; and running thence South 160.00 feet; thence South 89°43'41" West 51.77 feet; thence South 100.63 feet; thence South 89°52'13" West 509.40 feet; thence southwesterly 106.34 feet along the arc of a 196.72 foot radius curve to the right through the central angle of 30°58'20", the chord bears South 21°26'12" West 105.05 feet; thence South 36°54'00" West 93.26 feet; thence southwesterly 64.84 feet along the arc of a 102.77 foot radius curve to the left through the central angle of 36°08'58", the chord bears South 18°52'05" West 63.77 feet; thence South 00°50'10" West 17.52 feet; thence southeasterly 39.63 feet along the arc of a 25.00 foot radius curve to the left through the central angle of 90°49'42", the chord bears South 44°35'00" East 35.61 feet; thence South 89°59'58" West 110.01 feet; thence northeasterly 38.90 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 89°09'48", the chord bears North 45°25'04" East 35.10 feet; thence North 00°50'10" East 19.12 feet; thence northeasterly 102.61 feet along the arc of a 162.77 foot radius curve to the right through a central angle of 36°07'04", the chord bears North 18°52'05" East 100.92 feet; thence North 36°54'00" East 93.31 feet; thence northeasterly 64.11 feet along a 136.72 foot radius curve to the left through a central angle of 26°52'07", the chord bears North 23°28'32" East 63.53 feet; thence North 38°59'25" East 2.92 feet; thence North 50°39'37" West 26.55 feet; thence North 18°25'47" West 169.63 feet; thence North 18°23'16" West 50.43 feet; thence North 78°30'02" East 175.78 feet along the existing boundary of River Point Subdivision Plat "B"; thence along the south lines of River Point Subdivision Plat "A", River Point Subdivision Plat "B", & River Point Subdivision Plat "C", North 89°43'41" East 538.19 feet to the point of beginning.

(The above legal being the proposed plat of River Point Subdivision Plat "D")



