

314/5

WHEN RECORDED MAIL TO:
Blue Peak Holdings, LLC
520 South 850 East, Ste A4
Lehi, UT 84043



ENT 133425:2021 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 30 1:44 pm FEE 314.00 BY AS
RECORDED FOR COTTONWOOD TITLE

SPECIAL WARRANTY DEED

Tax Parcels: 34-694-0101 through 34-694-0162, inclusive
34-695-0163 through 34-695-0231, inclusive
34-696-0101 through 34-696-0126, inclusive
34-697-0413 through 34-694-0418, inclusive
13-069-0014, 13-069-0015, 13-068-0013, 13-068-0010, 13-068-0011, 13-069-0018,
13-069-0017, 13-069-0013, 35-280-0007, 45-221-0005, 45-221-0013 & 35-280-0004

Mail Recorded Deed and Tax Notice To:
Blue Peak Holdings, LLC, a Utah limited liability company
520 South 850 East, Ste A4
Lehi, UT 84043



File No.: 146971-DMP

SPECIAL WARRANTY DEED

Left Turn LLC, a Utah limited liability company, as to Parcels 1, 2 and 3 and 5 and AF10, LLC, a Utah limited liability company, as to Parcel 4 and AF PD LLC, a Utah limited liability company, as to Parcel 5

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

Blue Peak Holdings, LLC, 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

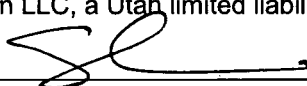
TAX ID NO.: 13-069-0014, 13-069-0015, 13-068-0013, 13-068-0010, 13-068-0011, 13-069-0018, 13-069-0017, 13-069-0013, 35-280-0007, 45-221-0005, 45-221-0013 and 35-280-0004 (for reference purposes only)

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]

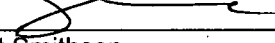
Dated this 29th day of July, 2021.

Left Turn LLC, a Utah limited liability company

BY: 

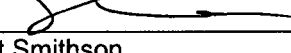
Scott Smithson
Manager

AF 10, LLC, a Utah limited liability company

BY: 

Scott Smithson
Manager

AF PD LLC, a Utah limited liability company


BY: 

Scott Smithson
Manager

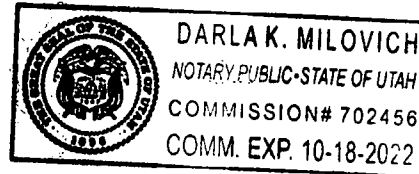
STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of July, 2021, before me, personally appeared Scott Smithson, 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 Left Turn LLC, a Utah limited liability company.



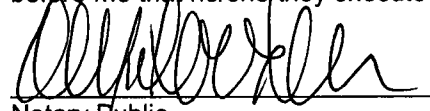
Notary Public



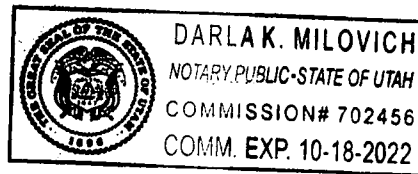
STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of July, 2021, before me, personally appeared Scott Smithson, 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 AF 10, LLC, a Utah limited liability company.



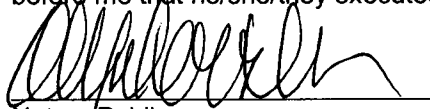
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of July, 2021, before me, personally appeared Scott Smithson, 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 AF PD LLC, a Utah limited liability company.



Notary Public

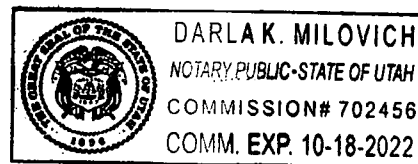


EXHIBIT A
Legal Description

PARCEL 1:

Lots 101 through 162, inclusive, AF CROSSINGS PLAT "A", according to the official plat thereof recorded July 21, 2021 as Entry No. 128395:2021, Map Filing #17813 in the office of the Utah County Recorder.

PARCEL 2:

Lots 163 through 231, inclusive, AF CROSSINGS PLAT "B", according to the official plat thereof recorded July 21, 2021 as Entry No. 128396:2021, Map Filing #17814 in the office of the Utah County Recorder.

PARCEL 3:

Lots 413 through 418, inclusive, AF CROSSINGS PLAT "G", according to the official plat thereof recorded July 28, 2021 as Entry No. 132057:2021, Map Filing No. 17825 in the office of the Utah County Recorder.

PARCEL 4:

Lots 101, 102, 103, 104, 105A, 105B, 106, 107A, 107B and 108, AF 10 PLAT "A", according to the official plat thereof recorded July 21, 2021 as Entry No. 128397:2021, Map Filing #17815 in the office of the Utah County Recorder.

PARCEL 5:

Beginning at a point located South 98.97 feet and West 620.35 feet from the South quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 65°08'00" West 73.40 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 18.90 feet (curve having a central angle of 72°12'34" and long chord bears North 29°04'05" West 17.68 feet); thence North 89°37'30" West 8.03 feet; thence along the arc of a 636.00 foot radius curve to the left a distance of 58.14 feet (curve having a central angle of 05°14'17" and long chord bears North 04°32'31" East 58.12 feet); thence South 88°04'38" East 127.10 feet; thence South 25°49'32" West 111.15 feet to the point of beginning.

Basis of bearing is North 89°52'20" East along section line from the South quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, to the Southeast corner of said Section 22. (NAD 83)

WHEN RECORDED, RETURN TO:

Blue Peak Holdings
520 S. 850 E., Suite A4
Lehi, Utah 84043

Tax Parcel ID No.: 35:280:0020

QUITCLAIM DEED

The AF PD LLC, a Utah limited liability company (“Grantor”), hereby quitclaims to the BLUE PEAK HOLDINGS, LLC, a Utah limited liability company (“Grantee”), for the sum of ten dollars (\$10.00), the following described tract of land situated in Utah County, State of Utah:

See Exhibit A attached hereto.

The foregoing conveyance is subject to any easements, restrictions, and encumbrances now of record.

GRANTOR:

AF PD LLC, a Utah limited liability company

By: [Signature]
Name: Scott Smithson
Its: Manager
Date: 4/23/21

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 03 day of November, 2021, by Scott Smithson, in his/her capacity as Manager of the AF PD LLC (the above Grantor).

[Signature]
Notary Public

SEAL:

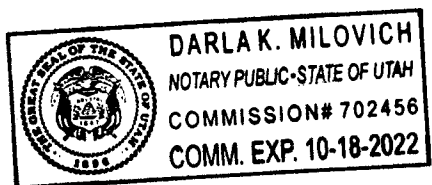


EXHIBIT A

(Legal Description of Property)

AF PD SOUTH

PLAT A LOT 101 AND PARCEL 1
DESCRIPTION OF EXCESS RIGHT-OF-WAY

A parcel of excess right-of-way of 900 West road, situate in the Southwest Quarter of Section 22, and the Northwest Quarter of Section 27, 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 335.13 feet and West 691.19 feet from the South Quarter corner said Section 22; and running:

thence South 00°00'09" West 307.95 feet; thence along the arc of a 644.00 foot radius curve to the right a distance of 80.03 feet (curve having a central angle of 07°07'13" and a long chord bearing S03°33'46"W 79.98 feet); thence North 89°37'30" West 7.58 feet; thence along the arc of a 636.00 foot radius curve to the left a distance of 79.46 feet (curve having a central angle of 07°09'30" and a long chord bearing N03°34'54"E 79.41 feet); thence North 00°00'09" East 308.48 feet; thence South 89°59'51" East 7.59 feet to the point of beginning.

The above described parcel contains 2,942 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.)