

Mail Recorded Deed and Tax Notice To:  
RKF Provo, LLC, a Utah limited liability company  
1835 South Highway 89  
Perry, UT 84302



File No.: 154371-MCB

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## WARRANTY DEED

Rivers Edge Commercial, LLC, a Utah limited liability company

**GRANTOR(S)** of North Salt Lake, State of Utah, hereby Conveys and Warrants to

RKF Provo, LLC, a Utah limited liability company

**GRANTEE(S)** of Perry, 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**

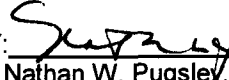
**TAX ID NO.:** 46-992-0023 (for reference purposes only)

**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 25th day of May, 2022.

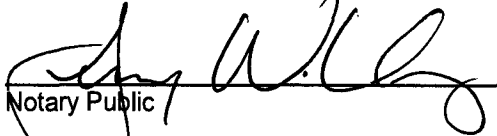
Rivers Edge Commercial, LLC, a Utah limited liability company

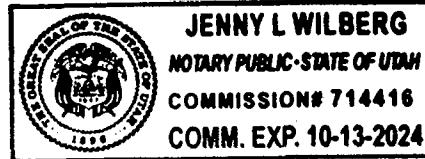
BY:   
Nathan W. Pugsley, Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 25th day of May, 2022, before me, personally appeared Nathan W. Pugsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same, on behalf of Rivers Edge Commercial, LLC.

  
Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

Lot 13, THE MIX AT RIVERS EDGE, according to the official records thereof on file and of record in the Utah County Recorder's office, Utah, recorded September 18, 2017 as Entry No. 91060:2017.

**LESS AND EXCEPTING** the following:

A parcel of land lying and situated in the southwest quarter of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian, said parcel of land also lying in Lot 13 of The Mix at Rivers Edge, recorded on September 18, 2017 as Entry No.: 91060:2017, Map No.: 15708 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a point being 637.56 feet South 88°25'15" West and 1808.97 feet North 01°34'45" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence North 46°51'12" West 151.33 feet; thence North 14.00 feet; thence West 90.20 feet; thence North 154.47 feet; thence East 116.04 feet; thence southeasterly 70.79 feet along the arc of a 94.00 foot radius curve to the right, through a central angle of 43°08'48", (chord bears South 68°25'36" East 69.13 feet); thence South 46°51'12" East 183.41 feet; thence South 43°08'48" West 166.00 feet to the Point of Beginning.

Basis of Bearing being North 88°26'46" East along the section line from the South Quarter Corner to a witness corner marking the Southeast Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

**PARCEL 1A:**

A nonexclusive easement for purposes of ingress and egress, as defined and disclosed in that certain Master Declaration of Covenants, Conditions and Restrictions of The Mix at Rivers Edge recorded May 6, 2021 as Entry No. 86004:2021 in the office of the Utah County Recorder.

Tax Id No.: 46-992-0023