

Mail Recorded Deed and Tax Notice To:
TW Progress, LLC, a Utah limited liability company
5082 Old Oak Ln
Highland, UT 84003

ENT 100724:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Sep 15 03:18 PM FEE 40.00 BY MC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 161384-CAF

SPECIAL WARRANTY DEED

ICO Multifamily Holdings, LLC, a Utah limited liability company

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

TW Progress, LLC, a Utah limited liability company

GRANTEE(S) of Highland, 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

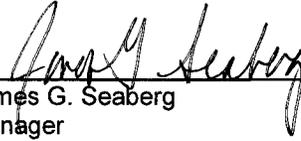
TAX ID NO.: 14-025-0212, 14-025-0215 and 14-025-0210 (for reference purposes only)

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 15th day of September, 2022.

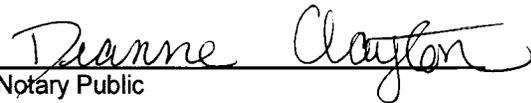
ICO Multifamily Holdings, LLC,
a Utah limited liability company

BY: 
James G. Seaberg
Manager

STATE OF UTAH

COUNTY OF SALT LAKE UTAH

On this 15th day of September, 2022, before me, personally appeared James G. Seaberg, 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 ICO Multifamily Holdings, LLC, a Utah limited liability company.


Notary Public

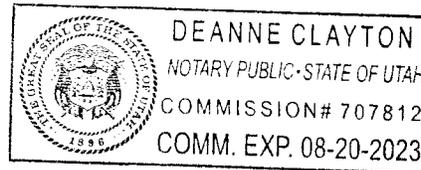


EXHIBIT A
Legal Description

A parcel of land situated in the Southwest quarter of Section 20, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the West line of 600 West Street said point being South 00°17'08" East 838.78 feet along the section line and East 1145.17 feet from the West quarter corner of Section 20, Township 5 South, Range 2 East, Salt Lake Base and Meridian and running thence South 00°29'22" West 205.98 feet along the West line of said 600 West Street; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°30'38" West and the long chord bears South 45°28'39" West 21.21 feet with a central angle of 89°58'34") along the West line of said 600 West Street to the North line of Garden Drive; thence North 89°32'04" West 117.38 feet along the North line of said Garden Drive; thence Southwesterly 262.12 feet along the arc of a 356.70 foot radius curve to the left (center bears South 00°25'18" West and the long chord bears South 69°22'13" West 256.26 feet with a central angle of 42°06'09") along North line of said Garden Drive; thence North 28°17'33" West 17.75 feet; thence Northwesterly 209.57 feet along the arc of a 419.00 foot radius curve to the left (center bears South 61°42'27" West and the long chord bears North 42°37'16" West 207.39 feet with a central angle of 28°39'25"); thence East 162.06 feet; thence North 265.06 feet to the South line of James Estates Plat A; thence North 88°45'41" East 102.76 feet along the South line to the Southeast corner of said James Estates Plat A; thence South 89°31'47" East 79.49 feet; thence South 03°31'16" East 106.28 feet; thence South 83°49'43" East 173.12 feet to the point of beginning.