

Mail Recorded Deed and Tax Notice To:  
Rivers Edge Apartments, LLC,  
45 East Center Street, Suite 103  
North Salt Lake, UT 84054



ENT 106639:2022 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Oct 03 2:19 pm FEE 40.00 BY CS  
RECORDED FOR RIVERS EDGE CONDOS LLC



File No.: 141478-MCB

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## SPECIAL WARRANTY DEED

Rivers Edge Commercial, LLC, a Utah limited liability company

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

Rivers Edge Apartments, LLC, a Utah limited liability company

**GRANTEE(S)** of North Salt Lake, 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:

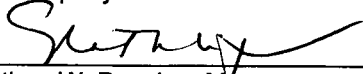
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 46-992-0010, 0011 and 0012 (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.

Dated this 22nd day of September, 2022.

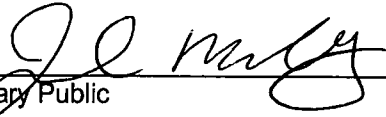
Rivers Edge Commercial, LLC, a Utah limited  
liability company

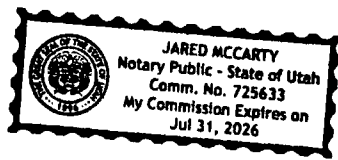
BY:   
\_\_\_\_\_  
Nathan W. Pugsley, Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 22nd day of September, 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 as Manager on behalf of Rivers Edge Commercial, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**Rivers Edge on University Lot 1A**

Beginning at a point being 47.34 feet North 88°26'46" East and 1680.79 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence West 228.14 feet; thence northwesterly 65.14 feet along the arc of a 86.50 foot radius curve to the right, through a central angle of 43°08'48", chord bears North 68°25'36" West 63.61 feet; thence North 46°51'12" West 535.15 feet; thence northwesterly 105.43 feet along the arc of 140.00 foot radius curve to the left, through a central angle of 43°08'48", chord bears North 68°25'36" West 102.95 feet; thence West 102.32 feet; thence North 56°44'11" West 16.41 feet; thence North 249.57 feet to that certain Boundary Line Agreement, recorded March 30, 2021 as Entry No. 59524:2021 in the office of the Utah County Recorder; thence, along said Boundary Line Agreement, the following two (2) courses: (1) North 89°43'33" East 50.34 feet, (2) North 88°24'48" East 158.32 feet (rotate 00°14'32" clockwise to equal record Boundary Line Agreement bearings) to the northerly line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017, Map No. 15708 in the office of the Utah County Recorder; thence, along said northerly line of The Mix at Rivers Edge, the following four (4) courses: (1) South 46°55'06" East 370.54 feet, (2) South 46°37'20" East 294.94 feet, (3) North 88°39'57" East 135.96 feet, (4) North 88°12'26" East 58.42 feet; thence South 00°01'54" East 141.92 feet; thence South 02°53'21" East 29.90 feet; thence South 00°00'16" East 67.95 feet to the Point of Beginning.

Contains 243,876 Sq. Ft. (5.60 Ac.)

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.