

Mail Recorded Deed and Tax Notice To:
Left Turn, LLC
520 South 850 East, Ste A1
Lehi, UT 84043

ENT 114624:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jun 25 01:11 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 139038-DMP

SPECIAL WARRANTY DEED

AF PD LLC, a Utah limited liability company

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

Left Turn, LLC, a Utah limited liability company

GRANTEE(S) of American Fork, 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:

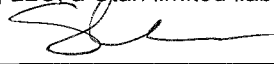
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 35-280-0007 and 35-280-0008 (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.

Dated this 21 day of June, 2021.

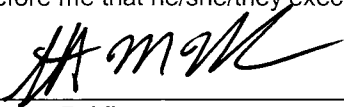
AF PD, LLC, a Utah limited liability company

By: 
Scott Smithson
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 21 day of June, 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

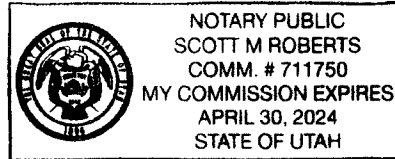


EXHIBIT A
Legal Description

PARCEL 1 (PORTIONS OF LOTS 105 & 106)

BEGINNING AT A POINT LOCATED S89°52'20"W 3213.56 FEET AND NORTH 1.31 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°00'15" WEST 91.87 FEET; THENCE NORTH 89°40'22" WEST 53.44 FEET; THENCE NORTH 25°49'32" EAST 102.84 FEET; THENCE SOUTH 84°19'13" EAST 10.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (PORTION OF 900 WEST)

BEGINNING AT A POINT LOCATED S89°52'20"W 3338.81 FEET AND SOUTH 66.58 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 65°07'38" EAST 55.31 FEET; THENCE NORTH 89°40'22" WEST 146.19 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.02 FEET (CURVE HAVING A CENTRAL ANGLE OF 03°57'49" AND LONG CHORD BEARS N10°00'50"E 39.01 FEET); THENCE SOUTH 89°37'30" EAST 80.63 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'35" AND LONG CHORD BEARS S29°01'43"E 17.68 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 AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22.