

Mail Recorded Deed and Tax Notice To:
Salisbury Land Development LLC
494 West 1300 North
Springville 84663

ENT 117208:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Jun 30 02:47 PM FEE 40.00 BY SA
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 143267-EDP

SPECIAL WARRANTY DEED

Utah Summit Partners, LLC, a Utah limited liability company

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

Salisbury Land Development LLC

GRANTEE(S) of Springville, 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 ATTACHED EXHIBIT "A"

TAX ID NO.: (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 June 24, 2021.

Utah Summit Partners, LLC, a Utah limited liability company

BY: [Signature]
Kevin Anglesey
Manager

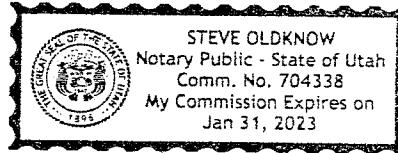
BY: _____
Rick M. Salisbury
Member

STATE OF UTAH

COUNTY OF UTAH

On the June 24, 2021, personally appeared before me Kevin Anglesey, who acknowledged themselves to be the Manager of Utah Summit Partners, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF UTAH

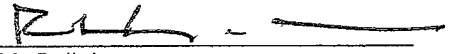
On the _____, personally appeared before me Rick M. Salisbury, who acknowledged themselves to be the Member of Utah Summit Partners, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

Dated this June 24, 2021.

Utah Summit Partners, LLC, a Utah limited liability company

BY: _____
Kevin Anglesey
Manager

BY: 
Rick M. Salisbury
Member

STATE OF UTAH

COUNTY OF UTAH

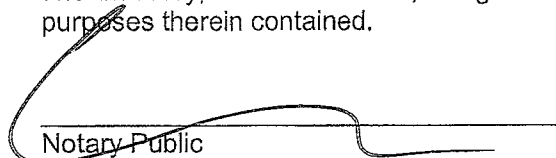
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Notary Public

STATE OF UTAH

COUNTY OF UTAH

On the June 30, 2021, personally appeared before me Rick M. Salisbury, who acknowledged himself to be the Member of Utah Summit Partners, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

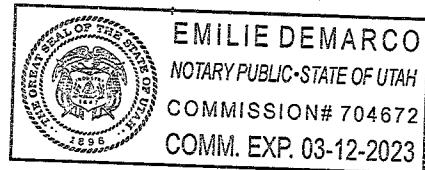


EXHIBIT A
PROPERTY DESCRIPTION

PROPOSED THE HILLS @ SUMMIT RIDGE PHASE "L", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS S.88°46'03"E. A DISTANCE OF 1048.10 FEET ALONG THE SECTION LINE AND SOUTH 2271.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04°21'02", HAVING A RADIUS OF 627.00 FEET, AND WHOSE LONG CHORD BEARS S 47°01'03" E FOR A DISTANCE OF 47.60 FEET; THENCE, S 49°11'33" E FOR A DISTANCE OF 482.27 FEET TO A POINT ON A LINE; THENCE, S 01°29'54" W FOR A DISTANCE OF 8.15 FEET TO A POINT ON A LINE; THENCE, N 67°11'03" E FOR A DISTANCE OF 119.61 FEET TO A POINT ON A LINE; THENCE, N 77°03'09" E FOR A DISTANCE OF 50.60 FEET TO A POINT ON A LINE; THENCE, S 88°34'27" E FOR A DISTANCE OF 107.99 FEET TO A POINT ON A LINE; THENCE, S 01°26'00" W FOR A DISTANCE OF 752.14 FEET TO A POINT ON A LINE; THENCE, N 88°30'06" W FOR A DISTANCE OF 108.85 FEET TO A POINT ON A LINE; THENCE, N 74°21'48" W FOR A DISTANCE OF 50.53 FEET TO A POINT ON A LINE; THENCE, N 88°30'06" W FOR A DISTANCE OF 269.43 FEET TO A POINT ON A LINE; THENCE, N 23°33'42" W FOR A DISTANCE OF 243.27 FEET TO A POINT ON A LINE; THENCE, N 14°28'25" W FOR A DISTANCE OF 391.98 FEET TO A POINT ON A LINE; THENCE, S 56°49'53" W FOR A DISTANCE OF 58.82 FEET TO A POINT ON A LINE; THENCE, N 33°10'07" W FOR A DISTANCE OF 122.00 FEET TO A POINT ON A LINE; THENCE, N 29°47'41" W FOR A DISTANCE OF 46.08 FEET TO A POINT ON A LINE; THENCE, N 33°10'07" W FOR A DISTANCE OF 132.00 FEET TO A POINT ON A LINE; THENCE, N 56°49'53" E FOR A DISTANCE OF 127.14 FEET TO A POINT ON A LINE; THENCE, N 42°05'53" E FOR A DISTANCE OF 49.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02°15'34", HAVING A RADIUS OF 731.00 FEET, AND WHOSE LONG CHORD BEARS N 46°46'20" W FOR A DISTANCE OF 28.83 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 44°21'27" E FOR A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90°48'01", HAVING A RADIUS OF 10.00 FEET, AND WHOSE LONG CHORD BEARS N 00°14'32" W FOR A DISTANCE OF 14.24 FEET; THENCE N 45°09'28" E A DISTANCE OF 88.93 FEET TO THE POINT OF BEGINNING.

Tax Id No.: 32-021-0078