

Mail Recorded Deed and Tax Notice To:  
Riding Siding Construction LLC  
2628 E. Prairie View Dr.  
Eagle Mountain, UT 84005

ENT 117209:2021 PG 1 of 3  
**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

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## SPECIAL WARRANTY DEED

Salisbury Land Development LLC

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

Riding Siding Construction LLC

**GRANTEE(S)** of Eagle Mountain, 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.

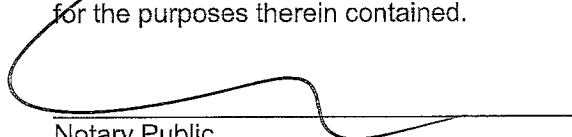
Dated this June 30, 2021.

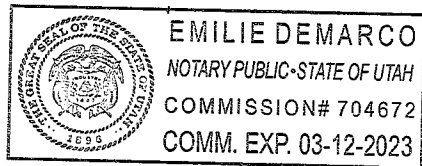
BY:   
Rick M. Salisbury  
Manager

STATE OF UTAH

COUNTY OF UTAH

On the June 30, 2021, personally appeared before me Rick M. Salisbury, who acknowledged themselves to be the Manager of Salisbury Land Development 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.

  
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