

**WHEN RECORDED RETURN TO AND  
MAIL TAX NOTICES TO:**

RSC Partners, LLC  
4394 Sheffield Dr  
Provo, UT 84604

File No.: FTUT2203542-TJR

**WARRANTY DEED**

**Cedar Corners Management, LLC, a Utah limited liability company**

Grantors,

City of Eagle Mountain, County of Utah, State of Utah, hereby CONVEY and WARRANT to

**RSC Partners, LLC**

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following described tract(s) of land in Eagle Mountain, State of Utah:

**For APN/Parcel ID(s): 59-007-0112**

THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 610.24 FEET AND SOUTH 462.73 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 87°01'15" EAST 574.23 FEET; THENCE SOUTH 86°09'47" EAST 485.32 FEET; THENCE SOUTHEASTERLY 225.76 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 06°20'37" EAST 225.62 FEET); THENCE SOUTHEASTERLY 173.87 FEET ALONG THE ARC OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°46'21" EAST 173.64 FEET); THENCE SOUTH 00°20'39" WEST 169.66 FEET; THENCE NORTH 87°36'22" WEST 546.41 FEET; THENCE SOUTH 88°24'21" WEST 554.37 FEET; THENCE NORTH 00°24'42" EAST 562.18 FEET TO THE POINT OF BEGINNING.

**ALSO:**

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 633.39 FEET AND SOUTH 26.50 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 89°31'31" EAST 412.40 FEET; THENCE SOUTH 00°24'42" WEST 120.57 FEET; THENCE SOUTH 88°40'46" WEST 432.62 FEET; THENCE NORTH 00°24'42" EAST 114.10 FEET; THENCE NORTHEASTERLY 31.44 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 45°26'35" EAST 28.30

**WARRANTY DEED**  
(continued)

FEET) TO THE POINT OF BEGINNING.

The following is shown for information purposes only:

More Commonly Known as: Unimproved Land, Eagle Mountain, UT 84005

Subject to property taxes for the year 2022 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Cedar Corners Management, LLC

BY:   
Heath Johnston  
Manager

State of UTAH

County of UTAH

On this 23<sup>rd</sup> day of November, in the year 2022 personally appeared before me, Heath Johnston, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of Cedar Corners Management, LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Heath Johnston, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: 

