

**WHEN RECORDED RETURN TO AND
MAIL TAX NOTICES TO:**
Five Iron Limited Partnership, a Utah limited
partnership
1901 Prospector Ave., Suite 32
Park City, UT 84060

File No.: FTUT2203541-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

Five Iron Limited Partnership, a Utah limited partnership

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 612.41 FEET AND SOUTH 160.63 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 88°40'46" EAST 432.62 FEET; THENCE NORTH 00°24'42" EAST 120.57 FEET; THENCE SOUTH 89°31'31" EAST 183.00 FEET; THENCE SOUTH 00°24'42" WEST 120.09 FEET; THENCE SOUTH 88°02'01" EAST 440.05 FEET; THENCE SOUTH 00°33'30" WEST 191.77 FEET; THENCE SOUTHEASTERLY 106.84 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 01°07'11" EAST 106.82 FEET); THENCE NORTH 86°09'47" WEST 485.32 FEET; THENCE SOUTH 87°01'15" WEST 574.23 FEET; THENCE NORTH 00°24'42" EAST 302.10 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.

WARRANTY DEED
(continued)

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

Cedar Corners Management, LLC

BY: 

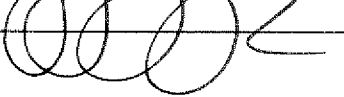
Heath Johnston
Manager

State of UTAH

County of UTAH

On this 23rd 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: 



(Seal)