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Rhonda Francis Summit County Recorder

12/06/2023 09:29:09 AM Fee \$40.00

By SUMMIT ESCROW & TITLE

Electronically Recorded

After Recording Return to:  
Promontory Development, LLC  
8758 N Promontory Ranch Rd  
Park City, UT 84098

**SPECIAL WARRANTY DEED**

Promontory Investments, LLC, a limited liability company organized and existing under the laws of the State of Arizona, with its principal office at Park City, County of Summit, State of Utah, Grantor, hereby CONVEYS AND WARRANTS, against the Acts of the Grantor only, to Promontory Development, LLC, Grantee, for the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, the following described tract of land in Summit County, State of Utah:

A Portion of SS-51-C

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND LOCATED IN SUMMIT COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL D, SILVER GATE RANCHES, A MASTER PLANNED COMMUNITY PHASE 1 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY #783699, SAID POINT BEING SOUTH 89°35'56" EAST ALONG THE SECTION LINE 1438.50 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 89°35'56" EAST ALONG SAID SOUTH LINE 324.86 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, OF SAID SILVER GATES RANCHES SUBDIVISION; THENCE SOUTH 0°16'14" WEST 551.84 FEET TO A POINT ON A 458.60 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 29°56'30" WEST); THENCE NORTHWESTERLY ALONG SAID 458.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°00'25", A DISTANCE OF 136.12 FEET (CHORD BEARS NORTH 68°33'42" WEST 135.63 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 345.18 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°47'17", A DISTANCE OF 113.19 FEET (CHORD BEARS NORTH 86°27'33" WEST 112.58 FEET); THENCE SOUTH 84°08'49" WEST 111.03 FEET TO A POINT ON THE EASTERLY 100.00 FOOT WIDE RIGHT OF WAY LINE, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN BOOK 1506 ON PAGES 1541-1545; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 20°21'24" EAST 77.37 FEET TO THE POINT OF CURVATURE OF A 550.00 RADIUS CURVE TO THE LEFT, 2) NORTHEASTERLY ALONG SAID 550.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°47'54", A DISTANCE OF 295.64 FEET (CHORD BEARS NORTH 4°57'26" EAST 292.10 FEET), 3) NORTH 10°26'31" WEST 110.64 FEET TO THE POINT OF CURVATURE OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, 4)

NORTHWESTERLY ALONG SAID 450.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°42'10", A DISTANCE OF 36.93 FEET (CHORD BEARS NORTH 8°05'25" WEST 36.92 FEET) TO THE POINT OF BEGINNING.

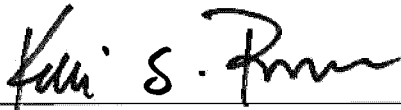
CONTAINS: 156,315 SQ.FT. OR 3.588 ACRES (1 LOT)

Subject to easements, restrictions, rights of way and other matters currently of record, including general property taxes for the year 2023 and subsequent years as well as fees and costs imposed by all government agencies and districts serving the property whether or not evidenced by an assessment or other lien.

On behalf of the Grantor, the undersigned officer hereby certifies that she is duly authorized to execute and deliver this deed, and to consummate the transfer represented hereby.

In witness whereof, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer this 5<sup>th</sup> day of December, 2023.

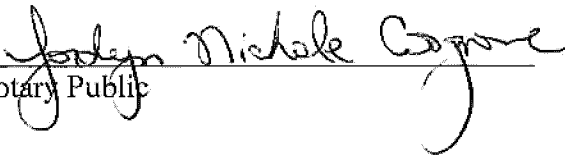
Promontory Investments, LLC



Kelli S. Brown, General Manager

STATE OF UTAH                    )  
  :SS.  
COUNTY OF SUMMIT        )

On the 5<sup>th</sup> day of December 2023, personally appeared before me, Kelli S. Brown, who being by me duly sworn, did say that she is the General Manager for Promontory Investments, LLC, an Arizona limited liability company, and that said instrument was signed on behalf of said company by authority of its Management and she acknowledged to me that said company executed the same.



Notary Public

