

Mail Recorded Deed & Tax Notice To:
Salisbury Developers Inc
494 West 1300 North
Springville, UT 84663



File No.: 161038-TOF

WARRANTY DEED

Mapleton Village Master Homeowners Association

GRANTOR(S) of Springville, State of Utah, hereby Conveys and Warrants to

Salisbury Developers Inc

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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 67-157-0180 through 67-157-0207 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 20th of February 2023.

Mapleton Village Master Homeowners Association

BY: [Signature]
Rick M. Salisbury
President

STATE OF UTAH

COUNTY OF UTAH

On this 20 day of February, 2023, before me, personally appeared Rick M. Salisbury, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Mapleton Village Master Homeowners Association.

[Signature]
Notary Public

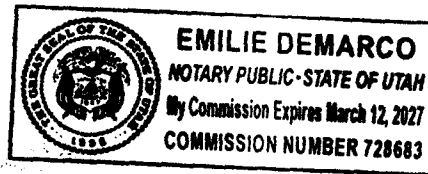


EXHIBIT A
Legal Description

A PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MAPLETON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MAPLETON VILLAGE DRIVE, SAID POINT BEING LOCATED S0°03'08"E ALONG THE SECTION LINE 2270.29 FEET AND WEST 2271.59 FEET FROM THE NORTHEAST CORNER OF SECTION 27, T8S, R3E, S.L.B.& M.; THENCE S24°55'13"E 68.42 FEET; THENCE SOUTH 241.40 FEET; THENCE WEST 23.50 FEET; THENCE SOUTH 139.97 FEET; THENCE S89°28'20"W 330.19 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 46.08 FEET WITH A RADIUS OF 70.00 FEET THROUGH A CENTRAL ANGLE OF 37°42'49", CHORD: N44°00'51"W 45.25 FEET; THENCE NORTH 86.97 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 11.30 FEET WITH A RADIUS OF 34.00 FEET THROUGH A CENTRAL ANGLE OF 19°02'07", CHORD: N80°28'56"W 11.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 54.83 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 125°40'13", CHORD: N08°07'46"W 44.48 FEET TO THE SOUTH RIGHT-OF-WAY OF MAPLETON VILLAGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: ALONG THE ARC OF A CURVE TO THE LEFT 121.67 FEET WITH A RADIUS OF 423.00 FEET THROUGH A CENTRAL ANGLE OF 16°28'50", CHORD: N46°27'55"E 121.25 FEET; THENCE N38°13'30"E 14.36 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 121.92 FEET WITH A RADIUS OF 377.00 FEET THROUGH A CENTRAL ANGLE OF 18°31'44", CHORD: N47°29'22"E 121.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 214.63 FEET WITH A RADIUS OF 1,477.00 FEET THROUGH A CENTRAL ANGLE OF 08°19'33", CHORD: N60°55'01"E 214.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ALL OF LOTS 180 THROUGH 206 OF MAPLETON VILLAGE SUBDIVISION, PLAT "A" AS RECORDED IN THE OFFICIAL PLAT OF THE UTAH COUNTY RECORDER