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Book - 11188 Pg - 451-452
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO:
Bella Vea Partners, LLC
67 South Main #300
Layton Utah 84041

SPECIAL WARRANTY DEED

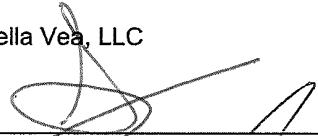
ADF Bella Vea, LLC and JJS Bella Vea, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Bella Vea Partners, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

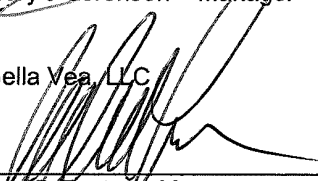
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 26th day of May, 2021.

JJS Bella Vea, LLC

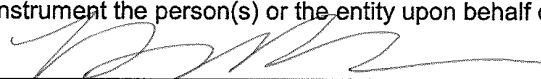
By: 
Jeffery J Sorensen - Manager

ADF Bella Vea, LLC

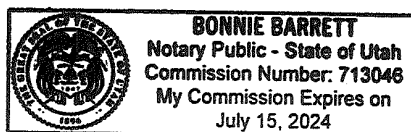
By: 
Adam D Fenton - Manager

State of Utah
County of Salt Lake

On this 26th day of May, personally appeared before me, the undersigned Notary Public, Jeffery J Sorensen, Member of JJS Bella Vea, LLC and Adam D Fenton the Manager of ADF Bella Vea, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: 7/15/24

File No.: 1153984
Warranty Deed



Page 1 of 2

EXHIBIT “A” LEGAL DESCRIPTION

(The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

A parcel of land situate within the Northeast Quarter of Section 07, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, County of Salt Lake, State of Utah, and being more particularly described as follows:
beginning at a point on the Southerly line of Bella Bluff Drive, per the Bella Veve p.u.d. Phase 2 plat, said point being South 0°27'51" West, along the east line of the Northeast Quarter, a distance of 387.32 feet and North 89°32'09" West, perpendicular to said section line, a distance of 166.74 feet, from the Northeast Corner of said Section 07; thence South 38°27'16" West, a distance of 221.99 feet; thence South 51°32'44" East, a distance of 5.50 feet; thence South 38°27'16" West, a distance of 31.22 feet; thence South 51°32'44" East, a distance of 202.97 feet; thence South 65°45'43" East, a distance of 86.08 feet, to the West line of the Heriiman City parcel, per Special Warranty Deed, recorded December 05, 2016, as Ent. 12426523, in BK. 10507, at PG. 2072 of official records; thence Southwesterly along the said West line and the arc of a 567.00 foot non-tangent curve to the right, through a central angle of 14°33'47", a distance of 144.11 feet, subtended by a long chord bearing South 31°07'07" West, a distance of 143.73 feet, to a point of tangency; thence South 38°24'00" West, continuing along said West line, a distance of 282.83 feet; thence departing said West line bearing North 51°32'44" West, a distance of 310.53 feet; thence South 38°27'16" West, a distance of 66.34 feet; thence North 51°32'44" West, a distance of 13.50 feet; thence Southwesterly along the arc of a 4.50 foot radius curve to the left, though a central angle of 90°36'23", a distance of 7.12 feet, subtended by a long chord bearing South 83°09'05" West, a distance of 6.40 feet; thence South 38°09'05" West, a distance of 238.19 feet; thence South 50°21'37" East, a distance of 22.24 feet; thence South 38°27'16" West, a distance of 23.21 feet; thence South 6°08'05" West, a distance of 29.90 feet; thence South 38°40'45" West, a distance of 22.90 feet; thence North 53°21'49" West, a distance of 65.12 feet, to the Easterly line of Bella Veve P.U.D. Phase 1 (Amended); thence North 51°36'05" West, along said Easterly line, a distance of 230.81 feet; thence North 36°18'07" West, continuing along said Easterly line, a distance of 60.22 feet, to the Southerly line of Daro Drive, per aforesaid Bella Veve P.U.D. Phase 2 plat; thence along the lines of said Phase 2 plat the following four (4) courses: (1) Northeasterly along the arc of a 226.50 feet non-tangent curve to the left, though a central angle of 27°53'45", a distance of 110.28 feet, subtended by a long chord bearing North 52°20'53" East, a distance of 109.19 feet; (2) North 38°24'00" East, a distance of 895.17 feet; (3) Northeasterly along the arc of a 14.50 foot radius curve to the right, though a central angle of 88°16'10", a distance of 22.34 feet, subtended by a long chord bearing North 82°32'05" East, a distance of 20.19 feet; (4) South 53°19'50" East, along aforesaid Southerly line of Bella Bluff Drive, a distance of 293.33 feet, to the point of beginning.

Tax ID No. 33-07-226-007, 33-07-226-008, and 33-07-226-010