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10/7/2021 10:59:00 AM \$40.00  
Book - 11250 Pg - 6643-6645  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
STEWART TITLE INS AGCY OF UT  
BY: eCASH, DEPUTY - EF 3 P.

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

33-07-226-031  
33-07-226-032

### SPECIAL WARRANTY DEED

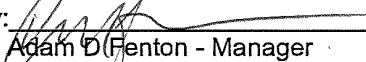
ADF Bella Vea, LLC and JJS Bella Vea, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Bella Vea Partners, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake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

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

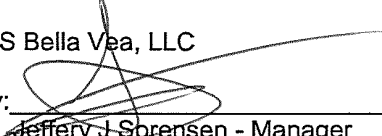
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 5th day of October, 2021.

ADF Bella Vea, LLC

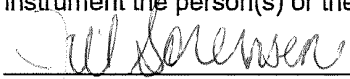
By:   
Adam D. Fenton - Manager

JJS Bella Vea, LLC

By:   
Jeffery J. Sorensen - Manager

State of Utah  
County of Salt Lake

On this 5th day of October 2021, personally appeared before me, the undersigned Notary Public, Adam D Fenton the Manager of ADF Bella Vea, LLC and Jeffery J Sorensen the Manager of JJS 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: 9/5/2022



File No.: 1153984  
Warranty Deed

Page 1 of 2

**Two (2) parcels 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 said parcels being all of Lots 1, 3, Parcel 'A' (open space) and a portion of Bella Bluff Drive (14230 South) all within BellaVea Ph 3 Subdivision (unrecorded at the time of this description) said parcels being more particularly described as follows:**

**Parcel One (1):**

Beginning at a point in the South line of said Bella Bluff Drive, 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 Quarter Section line, a distance of 166.74 feet, from the Northeast Corner of Said Section 07, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 53° 19' 50" East, along the South line of said Bella Bluff Drive, a distance of 46.17 feet, to the East line of Bella Vea P.U.D. Phase 2, a planned unit development, recorded in Book 2021, at Page 167 of official records; thence North 36°40'10" East, along said East line, a distance of 163.34 feet, to the West Line of the Herriman City Parcel, per Special Warranty Deed, recorded December 05, 2016, as Entry No.: 12426523, In Book 10507, at Page 2072 of official records; and running thence along the west line of said herriman city parcel the following Six (6) courses: (1) South 0°27'51" West, a distance of 134.47 feet; (2) South 36°40'10" West, a distance of 54.83 feet; (3) Southeasterly along the arc of a 24.50 foot non-tangent curve to the right, through a central angle of 50°23'40", a distance of 21.55 feet, subtended by a long chord bearing South 28°08'00" East, a distance of 20.86 feet, to a point of reverse curvature; (4) Southeasterly along the arc of a 55.50 foot curve to the left, though a central angle of 40°35'59", a distance of 39.33 feet, subtended by a long chord bearing South 23°14'10" East, a distance of 38.51 feet, to a point of reverse curvature; (5) southeasterly along the arc of a 24.50 foot radius curve to the right, though a central angle of 44°45'17", a distance of 19.14 feet, subtended by a long chord bearing South 21°48'34" West, a distance of 18.65 feet to a point of reverse curvature; (6) Southwesterly along the arc of a 567.00 foot radius curve to the right, though a central angle of 22° 37' 06", a distance of 223.83 feet, subtended by a long chord bearing South 12° 31' 41" West, a distance of 222.38 feet, to the South line of Said Lot 1, Bella Vea Ph3 Subdivision; thence along the lines of said Lot 1, the following Five (5) courses: (1) North 65° 45' 43" West, a distance of 86.08 feet; (2) North 51° 32' 44" West, a distance of 202.97 feet; (3) North 38° 27' 16" East, a distance of 31.22 feet; (4) North 51° 32' 44" West, a distance of 5.50 feet; (5) North 38° 27' 16" East, a distance of 221.99 feet to the point of beginning.

**Parcel Two (2):**

Beginning at a point South 0°27'51" West, a distance of 1342.90 feet, to the North 1/16<sup>th</sup> corner common to Section 07 & 08; thence North 89°50'48" West, along the East-West 1/16<sup>th</sup> line of the Northeast Quarter, a distance of 520.87 feet, from the Northeast Corner of said Section 07, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89° 50' 48" West, continuing along said East-West 1/16<sup>th</sup> line, a distance of 320.69 feet, the East line of Bella Vea P.U.D. Ph 1 (Amended) recorded in Book 2021P, at Page 038; thence North 00° 27' 20" East, along said East line, a distance of 167.07 feet to the corner of said Lot 3, Bella Vea Ph 3 Subdivision; thence along the lines of said Lot 3 the following Eleven (11) Courses: (1) South 53° 21' 49" East, a distance of 65.12 feet; (2) North 38° 40' 45" East, a distance of 22.90 feet; (3) North

06° 08' 05" East, a distance of 29.90 feet; **(4)** North 38° 27' 16" East, a distance of 23.21 feet; **(5)** North 50° 21' 37" West, a distance of 22.24 feet; **(6)** North 38° 09' 05" East, a distance of 238.19 feet, to a point of curvature; **(7)** Easterly along the arc of a 4.50 foot-radius non-tangent curve to the right, though a central angle of 90°36'23", a distance of 7.12 feet, subtended by a long chord bearing North 83°09'05" East, a distance of 6.40 feet; **(8)** South 51° 32' 44" East, a distance of 13.50 feet; **(9)** North 38° 27' 16" East, a distance of 66.34 feet; **(10)** South 51° 32' 44" East, a distance of 310.53 feet; **(11)** South 38° 24' 00" West, a distance of 315.86 feet to the point of beginning.

Parcel One (1) and Two (2) contain: 206,797 Square Feet, or 4.747 Acres