

Mail Recorded Deed & Tax Notice To:  
Hillwood Homes Utah, L.L.C., a Utah limited liability company  
4931 N. Hillwood  
Heber, UT 84032



File No.: 173128-DMF

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## SPECIAL WARRANTY DEED

**M-PAC, LLC, a Utah limited liability company and KM8 Holdings, LLC, a Utah limited liability company, as their interest may appear,**

**GRANTOR(S)**, of Hollday, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Hillwood Homes Utah, L.L.C., a Utah limited liability company,**

**GRANTEE(S)**, of Heber, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 21-28-228-011, 21-28-230-019 and 21-28-230-024 (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 15th day of December, 2023.

M-PAC, LLC, a Utah limited liability company

By: Paxton Robert Guymon

Paxton Robert Guymon  
Member

BY: KJM 2014, LLC, a Utah limited liability  
company

Its: Member

By: Kenneth O. Melby II

Kenneth O. Melby II  
Manager

KM8 Holdings, LLC, a Utah limited liability  
company


BY: Kenneth O. Melby II

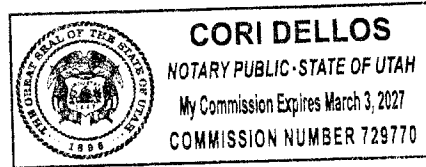
Kenneth O. Melby II  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2023, before me, personally appeared Paxton Robert Guymon, 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 M-PAC, LLC, a Utah limited liability company.


  
\_\_\_\_\_  
Notary Public

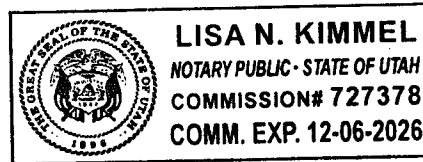


STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2023, before me, personally appeared Kenneth O. Melby II, 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 KJM 2014, LLC, a Utah limited liability company which entity is named as Manager to M-PAC, LLC, a Utah limited liability company.

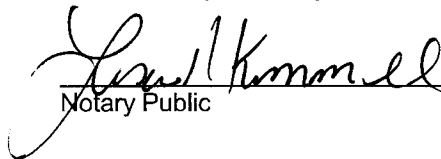
  
\_\_\_\_\_  
Notary Public

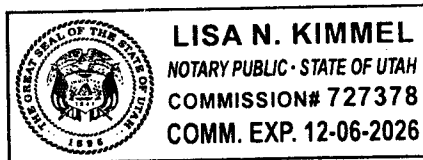


STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2023, before me, personally appeared Kenneth O. Melby II, 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 KM8 Holdings, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

PROPOSED HIDDEN COVE SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER OF SAID SECTION 28, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 688.26 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 2200 WEST STREET AND RUNNING THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 258.74 FEET; THENCE WEST 271.69 TO THE EAST LINE OF THE SOUTH JORDAN CANAL, AND POINT OF A 1112.53 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID EAST LINE A DISTANCE OF 17.81 FEET THROUGH A CENTRAL ANGLE OF 00°55'02" (CHORD BEARS SOUTH 07°16'04" WEST 17.81 FEET) TO THE POINT OF A 717.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE AND SAID EAST LINE A DISTANCE OF 14.14 FEET THROUGH A CENTRAL ANGLE OF 01°07'49" (CHORD BEARS SOUTH 07°09'41" WEST 14.14 FEET); THENCE NORTH 85°52'39" WEST 66.06 FEET TO THE WEST LINE OF SAID CANAL; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES, 1) ALONG THE ARC OF A 783.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 206.08 FEET THROUGH A CENTRAL ANGLE OF 15°04'47" (CHORD BEARS SOUTH 01°09'08" EAST 205.49 FEET), 2) SOUTH 08°41'32" EAST 124.85 FEET, 3) SOUTH 16°23'54" EAST 30.60 FEET TO THE NORTHEAST CORNER OF HOMESTEAD COVE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 95-5P, PAGE 122 OF PLATS; THENCE SOUTH 89°52'36" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 424.73 FEET (WEST 487 FEET PER RECORD) TO A POINT ON A PROLONGATION OF THE WEST LINE OF HARVEST ESTATES NO 3 PHASE 2 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 76-3, PAGE 52 OF PLATS; THENCE NORTH 00°08'01" WEST ALONG SAID WEST LINE A DISTANCE OF 565.22 FEET (566.63 FEET PER RECORD) TO THE SOUTH LINE OF SAID HARVEST ESTATES NO 3 PHASE 1 SUBDIVISION; THENCE NORTH 89°51'59" EAST ALONG SAID SOUTH LINE A DISTANCE OF 404.40 FEET (EAST 403.03 FEET PER RECORD) TO THE WEST LINE OF THE SOUTH JORDAN CANAL; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES, 1) ALONG THE ARC OF A 692.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 51.48 FEET THROUGH A CENTRAL ANGLE OF 04°15'45" (CHORD BEARS SOUTH 01°57'11" EAST 51.47 FEET) TO THE POINT OF A 1,046.52 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, 2) ALONG SAID CURVE A DISTANCE OF 32.42 FEET THROUGH A CENTRAL ANGLE OF 01°46'29" (CHORD BEARS SOUTH 01°03'56" WEST 32.41 FEET); THENCE SOUTH 85°52'39" EAST 66.04 FEET TO THE EAST LINE OF SAID CANAL; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES, 1) ALONG THE ARC OF A 1,112.52 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 36.96 FEET THROUGH A CENTRAL ANGLE OF 01°54'12" (CHORD BEARS NORTH 01°07'48" EAST 36.96 FEET) TO THE POINT OF A 758.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 128.73 FEET THROUGH A CENTRAL ANGLE OF 09°43'48" (CHORD BEARS NORTH 04°41'13" WEST 128.57 FEET); THENCE NORTH 89°33'00" EAST 274.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

PROPOSED LOT 120:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT BEING LOT 20, HIDDEN COVE SUBDIVISION (NOT YET RECORDED), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS; THENCE SOUTH ALONG THE SECTION LINE A DISTANCE OF 1,033.66 FEET AND WEST 378.97 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF THE SOUTH JORDAN CANAL, SAID POINT ALSO BEING AT A 783.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE A DISTANCE OF 107.23 FEET THROUGH A CENTRAL ANGLE OF 07°50'48" (CHORD BEARS SOUTH 01°55'04" EAST 107.15 FEET); THENCE SOUTH 87°54'57" WEST 114.66 FEET TO THE POINT OF A 215.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 30.85 FEET THROUGH A CENTRAL ANGLE OF 08°13'20" (CHORD BEARS NORTH 04°14'41" WEST 30.83 FEET); THENCE NORTH 00°08'01" WEST 80.25 FEET; THENCE NORTH 89°51'59" EAST 113.47 FEET TO THE POINT OF BEGINNING.