

Mail Recorded Deed & Tax Notice To:
HFT 3, LLC, a Utah limited liability company
520 South 850 East, Ste A100
Lehi, UT 84043

ENT 15467:2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Mar 13 04:48 PM FEE 40.00 BY AC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 166613-TOF

SPECIAL WARRANTY DEED

LSL Property Holdings, LLC, a Utah limited liability company

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

HFT 3, LLC, a Utah limited liability company, as their interests may appear

GRANTEE(S) of Lehi, 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.: 13-040-0027 and 35-280-0042 (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.

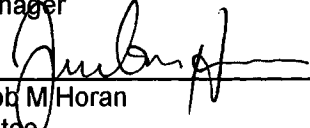
[Signature on following page]

Dated this 13 day of March, 2023.

LSL Property Holdings, LLC, a Utah limited liability company

By: The JMH Inheritor's Trust

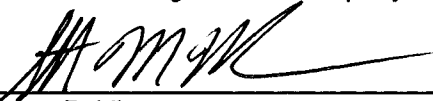
Its: Manager

BY: 
Jacob M. Horan
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 13th day of March, 2023 before me, personally appeared Jacob M. Horan, 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 the JMH Inheritor's Trust, which entity is named as Manager to LSL Property Holdings, LLC, a Utah limited liability company.


Notary Public

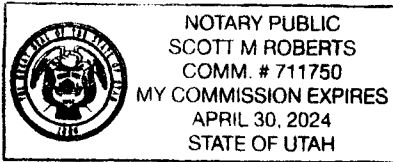


EXHIBIT A
Legal Description

PROPOSED AF PD SOUTH PLAT "C", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 63.00 FEET AND WEST 458.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°02'14" WEST 109.42 FEET; THENCE NORTH 03°48'54" EAST 145.48 FEET; THENCE NORTH 89°59'55" EAST 102.20 FEET; THENCE SOUTH 00°57'46" WEST 147.02 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)