

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

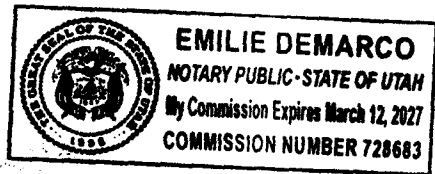


EXHIBIT A
Legal Description

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 $S0^{\circ}03'08''E$ 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 $S24^{\circ}55'13''E$ 68.42 FEET; THENCE SOUTH 241.40 FEET; THENCE WEST 23.50 FEET; THENCE SOUTH 139.97 FEET; THENCE $S89^{\circ}28'20''W$ 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 $37^{\circ}42'49''$, CHORD: $N44^{\circ}00'51''W$ 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 $19^{\circ}02'07''$, CHORD: $N80^{\circ}28'56''W$ 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 $125^{\circ}40'13''$, CHORD: $N08^{\circ}07'46''W$ 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 $16^{\circ}28'50''$, CHORD: $N46^{\circ}27'55''E$ 121.25 FEET; THENCE $N38^{\circ}13'30''E$ 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 $18^{\circ}31'44''$, CHORD: $N47^{\circ}29'22''E$ 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 $08^{\circ}19'33''$, CHORD: $N60^{\circ}55'01''E$ 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

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



File No.: 161038-TOF

CORRECTIVE 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.

*** CORRECTING DEED RECODED FEBRUARY 28, 2023 AS ENTRY 12264:2023 TO ADD CITY APPROVAL LETTER***

[Signature on following page]

Dated this March 1, 2023

Mapleton Village Master Homeowners Association

BY: [Signature]
Rick M. Salisbury
President

STATE OF UTAH

COUNTY OF UTAH

On this 1 day of March, 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

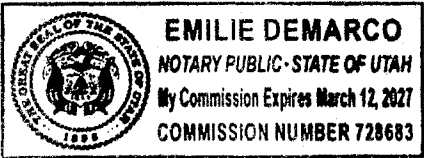


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LESS AND EXCEPTING ALL OF LOTS 180 THROUGH 206 OF MAPLETON VILLAGE SUBDIVISION, PLAT "A" AS RECORDED IN THE OFFICIAL PLAT OF THE UTAH COUNTY RECORDER

Mapleton Village Plat "A2" Plat Recording
NOTICE OF APPROVAL OF LOCAL GOVERNMENT
Pursuant to Utah Code 10-9a-606(5)(a)

CERTIFICATION

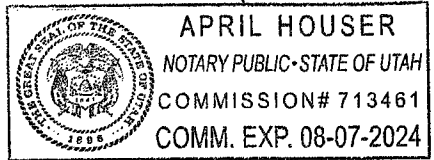
Pursuant to Utah Code 10-9a-606(5)(a), the undersigned executes this Notice of Approval for the modification and conveyance of common area as described in this plat.

IN WITNESS WHEREOF, the undersigned executes this NOTICE OF APPROVAL OF LOCAL GOVERNMENT as of this 28th day of February, 2023.

MAPLETON CITY


By: Sean Conroy
Its: Assistant City Administrator

STATE OF UTAH)
)ss.
COUNTY OF UTAH)



I, April Houser, a Notary Public for the State of Utah, do hereby certify that Sean Conroy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 28th day of February, 2023.

Notary Public: 
My Commission Expires: 8/7/2024