



Prepared By Prospect Title Insurance  
Agency, LLC  
97827-22

After Recording Mail Tax Notice To:  
1716 East Hidden Hills Rd.  
Eagle Mountain, UT 84005

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**American Way Properties, LLC, a Limited Liability Company**

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),  
and other good and valuable consideration in hand paid by

**Rush Creek Properties, LLC**

GRANTEE(S), of Eagle Mountain, UT

hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in  
Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND  
MADE A PART HEREOF.

**TOGETHER WITH** all rights, privileges and appurtenances belonging or in anywise  
appertaining thereto, being subject, however, to easements, rights of way, restrictions,  
etc., of record or enforceable in law or equity.

**Tax Serial No. 59-034-0009**

**Witness our hands on the 21<sup>st</sup> day of June, 2022**

American Way Properties, LLC

By: Tree Street Properties

*Brad Angus* 


By: \_\_\_\_\_  
Brad Angus, Manager

STATE OF UTAH  
COUNTY OF UTAH

07/21/2022  
01:08 PM MDT

On this \_\_\_\_\_ day of July, 2022, appeared via electronic and video communication Joseph Knight who is Manager of Tree Street Properties, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Manager of American Way Properties, LLC and said document was signed by them on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

*Kevin Pinder* 

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

07/21/2022  
01:00 PM MDT

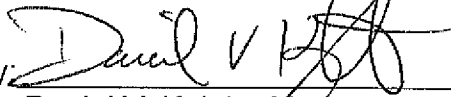


Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Grantor:

American Way Properties, LLC

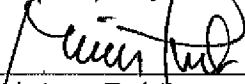
By: Satch Properties, LLC

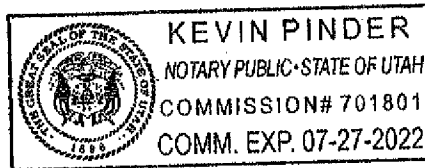
By:   
Daniel V. Knight, Manager

STATE OF UTAH  
COUNTY OF UTAH

On this 21<sup>st</sup> day of July, 2022, personally appeared Daniel V. Knight who is Manager of Satch Properties, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Manager of American Way Properties, LLC and said document was signed by them on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

  
Notary Public



**EXHIBIT A**

## Property 1:

Commencing at the Northeast corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South  $01^{\circ}21'56''$  West 2001.32 feet; thence South  $89^{\circ}41'52''$  West 2,358.75 feet; thence North  $32^{\circ}40'36''$  East 57.5 feet; thence along a 2,561.74 foot radius curve to the left (chord bears North  $54^{\circ}33'18''$  West 14.78 feet); thence North  $57^{\circ}37'43''$  West 1,262.6 feet; thence along a 1,736.96 foot radius curve to the right (chord bears North  $30^{\circ}45'29''$  West 1,571.47 feet); thence South  $88^{\circ}57'19''$  East 1,579.1 feet; thence South  $89^{\circ}01'31''$  East 932.52 feet; thence South  $89^{\circ}09'44''$  East 1,746.42 feet to the point of beginning.

LESS AND EXCEPTING: A part of the Northeast Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

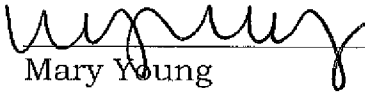
Beginning at a point  $S89^{\circ}42'26''W$  1993.15 feet along the 1/4 Section line from the East Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along said 1/4 Section line  $S89^{\circ}42'26''W$  262.17 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 2562.50 feet a distance of 101.91 feet through a central angle of  $2^{\circ}16'43''$  (Chord  $N56^{\circ}30'20''W$  101.90 feet); thence  $N57^{\circ}38'41''W$  33.70 feet; thence  $N32^{\circ}22'17''E$  318.07 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 526.50 feet a distance of 195.99 through a central angle of  $21^{\circ}19'41''$  (Chord  $S79^{\circ}38'17''E$  194.86 feet); thence  $N89^{\circ}41'52''E$  12.01 feet; thence  $S0^{\circ}18'08''E$  306.59 feet to the point of beginning.

#97827

## CORRECTION AFFIDAVIT

The undersigned, having been duly sworn, hereby deposes and says as follows:

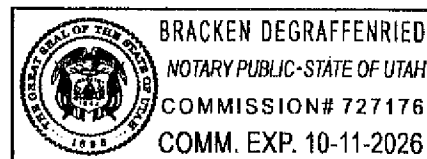
1. I am a resident of UTAH County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently employed as an Escrow Officer PROSPECT TITLE COMPANY, and my job responsibilities include escrow services.
3. I am familiar with that certain Warranty Deed, executed July 21<sup>st</sup>, 2022 and recorded July 21<sup>st</sup>, 2022 as Entry No. 82968:2022 of official records.
4. Due to a clerical error, the date of execution (signature date) was incomplete.
5. The correct date of execution (signature date) is July 21<sup>st</sup>, 2022
6. Further affiant sayeth not.

  
Mary Young  
Escrow Officer

On this 30th day of November, 2022, before me Bracken Degraffenried a notary public, personally appeared Mary Young, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

  
Notary Public



Prospect 97827

ENT 122680:2022 PG 1 of 1  
Andrea Allen  
Utah County Recorder  
2022 Dec 06 12:26 PM FEE 40.00 BY TM  
RECORDED FOR Prospect Title Insurance  
ELECTRONICALLY RECORDED

**AFFIDAVIT**

Kevin Pinder being duly sworn upon oath deposes that he is a citizen of the United States of America and fully competent to make this affidavit and certifies that he is an authorized NOTARY FOR PROSPECT TITLE INSURANCE hereby certifies as follows:

Whereas, AMERICAN WAY PROPERITES, LLC is named as Grantee and RUSH CREEK PROPERITES, LLC as Grantor on that certain WARRANTY DEED dated June 21st and recorded JULY 21, 2022 as Entry No. 82968:2022 covering the following described property:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°21'56" WEST 2001.32 FEET; THENCE SOUTH 89°41' 52" WEST 2,358.75 FEET; THENCE NORTH 32°40' 36" EAST 57.5 FEET; THENCE ALONG A 2,561.74 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 54°33' 18" WEST 14.78 FEET); THENCE NORTH 57°37' 43" WEST 1,262.6 FEET; THENCE ALONG A 1,736.96 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 30°45' 29" WEST 1,571.47 FEET); THENCE SOUTH 88°57' 19" EAST 1,579.1 FEET; THENCE SOUTH 89°01' 31" EAST 932.52 FEET; THENCE SOUTH 89°09' 44" EAST 1,746.42 FEET TO THE POINT OF BEGINNING..

**FURTHER THIS AFFIDAVIT IS BEING RECORDED TO ACKNOWLEDGE THAT THE NOTARY SECTION OF THE ABOVE DOCUMENT WAS OMMITTED AND THE AFFIANT HEREBY CERTIFIES THAT BRAD ANGUS AND DANIEL V. KNIGHT DID APPEAR BEFORE KEVIN PINDER AND SIGNED THE ABOVE NAMED DOCUMENT AND PROVIDED PROOF OF IDENTIFICATION. AS WELL AS THE FRONT PAGE BEING DATED JUNE 21<sup>ST</sup> WHICH IS INCORRECT AND SHOULD MATCH THE NOTARY SIGNED DATE WHICH WAS PROPERLY NOTARTIZED AS JULY 21<sup>ST</sup>.**

  
\_\_\_\_\_  
KEVIN PINDER

State of Utah  
County of Utah

On the 6 day of DECEMBER, 2022, personally appeared before me, Kevin Pinder, who being by me duly sworn, did say that he is the signer of the above instrument and acknowledged to me that he executed the same.

Commission expires: 10/11/26  
Residing at: Pleasant Grove

  
\_\_\_\_\_  
NOTARY PUBLIC

