

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

ENT 17411:2023 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2023 Mar 21 03:26 PM FEE 40.00 BY AR  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 166612-TOF

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## 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**

**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 21st day of March, 2023.

LSL Property Holdings, LLC, a Utah limited liability company

By: The JMH Inheritor's Trust

Its: ~~Manager~~ Signed with Stavvy:

By: Jacob M. Horan  
09C111481g

Jacob M. Horan  
Trustee

STATE OF UTAH

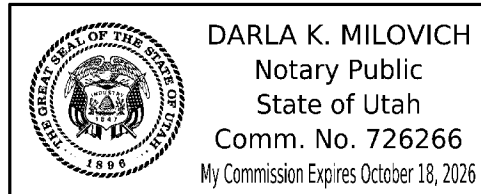
COUNTY OF SALT LAKE

On the 21st day of March, 2023, before me, personally appeared Jacob M. Horan, who 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. This act was performed via remote online audio-visual communication.

Signed with Stavvy:

Darla K. Milovich  
3XGqoC9ze

Notary Public



Notarized remotely via audio/video communication using Stavvy

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

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

BEGINNING AT A POINT LOCATED SOUTH 9.94 FEET AND WEST 461.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 84°19'13" WEST 111.29 FEET; THENCE NORTH 03°48'54" EAST 63.91 FEET; THENCE SOUTH 89°02'14" EAST 109.42 FEET; THENCE SOUTH 00°57'46" WEST 44.42 FEET; THENCE ALONG THE ARC OF A 243.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS S04°20'18"W 28.62 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)