

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to and
WHEN RECORDED RETURN TO:
Bach Land and Development, LLC
11650 South State Street
Draper, UT 84020
File No.: 57350-PF

WARRANTY DEED

GRANTOR(S): **Western Hills 1, LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Bach Land and Development, LLC, A Utah Limited Liability Company**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this **18th day of November, 2020**.

Western Hills 1, LLC,

BY: _____

Brad Jensen
Manager

State of Utah }
 }ss.
County of Utah }

On this 19 day of November, 2020, personally appeared before me, Brad Jensen, who being duly sworn, did say that he is a Manager of Western Hills 1, LLC., a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Brad Jensen, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Notary Public

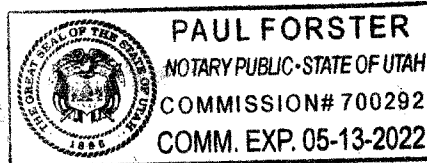


EXHIBIT "A"**PARCEL 1:**

A parcel of land located in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point on the southerly right of way of Aspen Hills Blvd., which point is North 89°39'03" East along a Section line a distance of 782.25 feet and North 828.37 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 39°37'42" East 170.30 feet; thence along the arc of a 916.00 foot radius curve to the right 180.65 feet through a central angle of 11°18'00", the chord bears North 45°16'42" East 180.36 feet; thence North 50°55'42" East 196.51 feet; thence along the arc of a 266.00 foot radius curve to the right 181.39 feet through a central angle of 39°04'19", the chord bears North 70°27'51" East 177.90 feet; thence East 466.84 feet; thence along the arc of 334.00 foot radius curve to the left 77.77 feet through a central angle of 13°20'27", the chord bears North 83°19'47" East 77.59 feet; thence North 76°39'33" East 6.70 feet; thence South 11°20'43" East 266.63 feet to the southerly boundary of the Western Hills 1 LLC Property; thence South 44°30'03" West 156.12 feet; thence South 29°14'03" West 608.59 feet; thence North 59°02'24" West 174.48 feet; thence North 29°37'53" East 90.03 feet; thence along the arc of a 55.00 foot radius curve to the left 36.09 feet through a central angle of 37°36'03", the chord bears South 79°16'08" East 35.45 feet; thence South 25°27'49" West 73.04 feet; thence South 26°49'37" East 11.89 feet; thence South 48°18'08" East 11.92 feet; thence South 59°02'24" East 52.98 feet; thence South 72°01'38" East 14.56 feet; thence North 81°59'55" East 14.59 feet; thence North 29° 14'03" East 485.20 feet; thence North 60°22'07" West 103.83 feet; thence North 29°37'53" East 54.34 feet; thence North 60°24'58" West 129.28 feet; thence North 88°45'16" West 197.05 feet; thence South 30°57'36" West 98.56 feet; thence North 59°02'24" West 72.27 feet; thence along the arc of a 238.00 foot radius curve to the right 8.54 feet through a central angle of 02°03'18", the chord bears North 58°00'45" West 8.54 feet; thence South 33°00'54" West 95.64 feet; thence North 57°44'23" West 42.47 feet; thence South 30°57'36" West 171.54 feet; thence North 59°02'24" West 87.65 feet; thence South 30°57'36" West 105.00 feet to the Northerly boundary of the Alpine School District property; thence North 59°02'24" West 207.94 feet to the point of beginning.

PARCEL 2:**Open Space Area**

A parcel of land located in the Southwest Quarter of Section 11 Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point which is North 89°39'03" East along the Section line a distance of 692.29 feet and North 1109.40 feet from the Southwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, thence North 36°14'55" West 88.54 feet; thence North 53°44'56" East 229.03 feet; thence South 12°38'05" West 3.54 feet; thence North 55°25'00" East 68.85 feet; thence South 08°46'35" East 98.80 feet; thence South 70°33'43" East 35.29 feet; thence South 06°52'47" East 39.90 feet; thence South 27°50'52" West 60.88 feet; thence South 41°47'34" East 53.05 feet; thence along the arc of a 984.00 foot radius non-tangent curve to the right 12.84 feet through a central angle of 00°44'52", the chord bears South 47°50'00" West 12.84 feet; thence North 41°51'39" West 131.02 feet; thence South 75°30'48" West 48.12 feet; thence South 53°40'30" West 130.02 feet to the point of beginning.

PARCEL 3:

A parcel of land located in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point which is North 89°39'03" East along the Section line a distance of 960.57 feet and North 720.31 feet from the Southwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 59°02'24" East 495.95 feet; thence North 29°37'53" East 90.03 feet; thence along the arc of a 55.00 foot radius non-tangent curve to the left 36.09 feet through a central angle of 37°36'03", the chord bears South 79°16'08" East 35.45 feet; thence South 25°27'49" West 73.04 feet; thence South 26°49'37" East 11.89 feet; thence South 48°18'08" East 11.92 feet; thence South 59°02'24" East 52.98 feet; thence South 72°01'38" East 14.56 feet; thence North 81°59'55" East 14.59 feet; thence North 29°14'03" East 485.20 feet; thence North 60°22'07" West 103.83 feet; thence North 29°37'53" East 54.34 feet; thence North 60°24'58" West 129.28 feet; thence North 88°45'16" West 197.05 feet; thence South 30°57'36" West 98.56 feet; thence North 59°02'24" West 72.27 feet; thence along the arc of a 238.00 foot radius curve to the right 8.54 feet through a central angle of 02°03'18", the chord bears North 58°00'45" West 8.54 feet; thence South 33°00'54" West 95.64 feet; thence North 57°44'23" West 42.47 feet; thence South 30°57'36" West 171.54 feet; thence North 59°02'24" West 87.65 feet to the northerly boundary of the Alpine School District property; thence South 30°57'36" West 105.00 feet to the point of beginning.

PARCEL 4:**Open Space Area**

A parcel of land located in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, in the City of Saratoga Springs, Utah County, Utah. Said parcel being more particularly described as follows:

Beginning at a point which North 89°39'03" East along the Section line a distance of 28.82 feet and North 625.63 feet from the Southwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 53°40'13" East 823.50 feet; thence North 36°14'55" West 88.54 feet; thence South 53°44'56" West 235.27 feet; thence South 30°09'41" East 52.31 feet; thence South 53°45'00" West 589.46 feet; thence South 46°26'30" East 38.30 feet to the point of beginning.

Tax Parcel No.: 58:023:0228 and 58:023:0259