

Mail Recorded Deed and Tax Notice To:  
Belle Street Partners, L.L.C., a Utah Limited Liability Company  
3688 East Campus Drive, Suite 100  
Eagle Mountain 84005



File No.: 136271-RCP

---

## WARRANTY DEED

Scot Hazard as to an undivided 50% interest and Greg Hazard as to an undivided 50% Interest

**GRANTOR(S)** of Eagle Mountain, State of Utah, hereby Conveys and Warrants to

Belle Street Partners, L.L.C., a Utah Limited Liability Company

**GRANTEE(S)** of Eagle Mountain, State of Utah

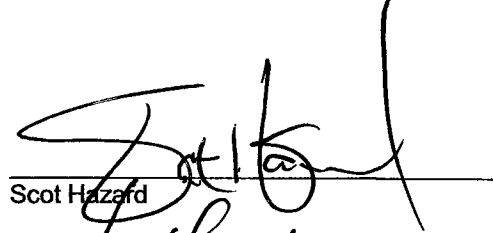
for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 58-044-0171, 58-044-0089, 58-044-0170 and 58-044-0087 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 20th day of November, 2020.

  
\_\_\_\_\_  
Scot Hazard

  
\_\_\_\_\_  
Greg Hazard

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 20th of November, 2020 by Scot Hazard and Greg Hazard.

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



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

Proposed ARRIVAL SUBDIVISION PHASE B, PLAT 5, being more particularly described as follows:

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N00°09'52"E along the Section line 1,483.12 feet and East 973.13 feet from the West 1/4 Corner of Section 13, T5S, R2W, SLB&M, said corner located N01°07'13"E 2,635.33 feet from the Southwest Corner of said Section 13 (Basis of Bearing: S89°19'12"E along the Section line from the Southwest Corner to the South 1/4 Corner of Section 13, T5S, R2W, SLB&M); thence N17°56'23"W 220.84 feet; thence North 465.14 feet; thence N88°27'45"W 254.10 feet; thence N01°32'15"E 509.13 feet; thence S89°49'35"E 1,157.32 feet to the Westerly line of Plat "B", NORTH RANCH, according to the Official Plat thereof recorded May 12, 1998 as Entry No. 46922:1998 in the Office of the Utah County Recorder; thence S25°00'00"E along said plat 848.48 feet; thence S57°30'27"W 358.25 feet; thence N32°29'33"W 85.59 feet; thence S57°30'27"W 50.00 feet; thence S67°27'47"W 353.82 feet; thence S17°50'55"E 16.72 feet; thence S72°09'05"W 223.00 feet; thence N17°50'55"W 37.78 feet; thence S72°09'05"W 285.42 feet to the point of beginning.