

Mail Recorded Deed and Tax Notice To:
Maddison Meadows, LLC, a Utah limited liability company
1450 West 1850 North
Lehi, UT 84043

ENT 187001:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Nov 03 02:45 PM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 149939-TOF

WARRANTY DEED

JDH Development, LLC, a Utah limited liability company

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

Maddison Meadows, 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.: 13-008-0013, 13-008-0014 and 13-037-0065 (for reference purposes only)

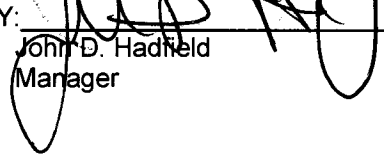
SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

**ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.**

Dated this NOV 2, 2021

JDH Development, LLC, a Utah limited liability company

BY: 
John D. Hadfield
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this November 2, 2021, before me, personally appeared John D. Hadfield, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of JDH Development, LLC, a Utah limited liability company.


Notary Public

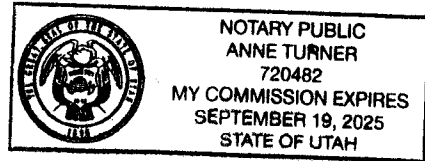


EXHIBIT A
Legal Description

PARCEL 1:

Proposed MADISON MEADOWS PLAT A, being more particularly described as follows:

Beginning at a point which lies North 89°53'49" West 974.57 feet along the Section Line and North 196.15 feet from the South Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence along the arc of a 487.00 foot radius curve to the left a distance of 10.00 feet, (the chord bears North 89°24'43" West 10.00 feet); thence West 323.08 feet; thence North 00°12'56" West 716.02 feet; thence South 74°27'59" East 348.50 feet; thence South 622.79 feet to the point of beginning.

PARCEL 2:

Proposed MADISON MEADOWS PLAT B, being more particularly described as follows:

Beginning at a point which lies North 89°53'49" West 644.44 feet along the Section Line from the South Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°36'43" East 6.87 feet; thence South 87°01'50" West 31.92 feet; thence North 89°23'49" West 323.67 feet; thence North 201.96 feet; thence East 15.33 feet; thence along the arc of a curve to the right with a radius of 487.00 feet a distance of 10.00 feet through a central angle of 01°10'34" (chord bearing South 89°24'43" East 10.00 feet); thence North 622.79 feet; thence South 74°27'59" East 334.55 feet; thence South 00°36'43" East 729.98 feet to the point of beginning.