

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.: 152375-RCP

WARRANTY DEED

Belle Street Investments LLC

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.: 58-044-0177, 58-044-0176 and 58-044-0163 (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]

Dated this 8th day of December, 2021.

Belle Street Investments LLC

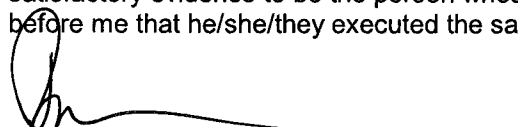
BY: _____
Scot Hazard
Manager



STATE OF UTAH

COUNTY OF UTAH

On this 8th day of December, 2021, before me, personally appeared Scot Hazard, 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 Belle Street Investments LLC.



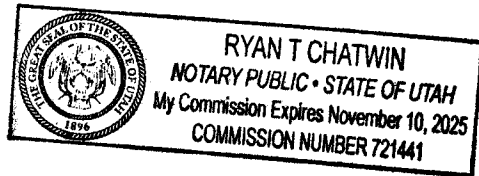
Notary Public

EXHIBIT A
Legal Description

Proposed ARRIVAL SUBDIVISION PHASE "B" PLAT 8, described as follows:

A portion of the Northwest quarter of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Northwest corner of Lot 606, ARRIVAL PHASE B PLAT 6, according to the official plat thereof on file in the office of the Utah County Recorder, located North $00^{\circ}09'52''$ East along the section line 549.19 feet from the West quarter corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North $00^{\circ}09'52''$ East along the section line 1,652.41 feet, thence South $18^{\circ}36'58''$ East 580.03 feet; thence South $72^{\circ}32'52''$ West 37.34 feet; thence South $15^{\circ}11'59''$ East 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: South $15^{\circ}11'59''$ East) a distance of 21.86 feet through a central angle of $83^{\circ}30'43''$ Chord: South $63^{\circ}26'37''$ East 19.98 feet; thence South $21^{\circ}41'16''$ East 15.08 feet; thence along the arc of a curve to the right with a radius of 375.00 feet a distance of 137.03 feet through a central angle of $20^{\circ}56'11''$ Chord: South $11^{\circ}13'11''$ East 136.27 feet; thence North $89^{\circ}14'55''$ East 50.00 feet; thence North $80^{\circ}42'12''$ East 231.22 feet; thence South $00^{\circ}11'16''$ West 903.85 feet to the Northwest corner of Lot 604, of said Arrival Phase B Plat 6; thence along said plat the following three (3) courses: 1) South $77^{\circ}24'24''$ West 231.06 feet; 2) Northerly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: North $84^{\circ}06'38''$ East) a distance of 36.50 feet through a central angle of $04^{\circ}24'11''$ Chord: North $03^{\circ}41'16''$ West 36.49 feet; 3) South $88^{\circ}30'49''$ West 264.81 feet to the point of beginning.