

Mail Recorded Deed and Tax Notice To:
Blue Peak Holdings, LLC, a Utah limited liability company
520 South 850 East, Ste A4
Lehi, UT 84043

ENT 205514: 2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Dec 13 08:32 AM FEE 40.00 BY LT
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 149619-DMP

SPECIAL WARRANTY DEED

Left Turn, 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

Blue Peak Holdings, 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.: 13-068-0030 (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 10th day of December, 2021.

Left Turn, LLC, a Utah limited liability company

BY: 

Scott Smithson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of December, 2021, before me, personally appeared Scott Smithson, 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 Left Turn, LLC, a Utah limited liability company.



Notary Public

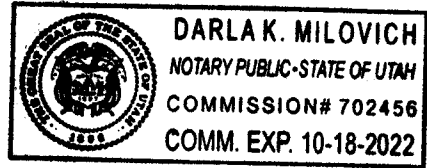


EXHIBIT A
Legal Description

BEGINNING AT A POINT LOCATED S89°52'20"W 3794.36 FEET AND SOUTH 1507.83 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 09°52'59" EAST 112.76 FEET; THENCE SOUTH 07°10'09" EAST 64.04 FEET; THENCE SOUTH 05°06'36" EAST 125.80 FEET; THENCE NORTH 88°26'55" WEST 164.74 FEET; THENCE ALONG THE ARC OF A 1036.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 158.27 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°45'10" AND LONG CHORD BEARS S87°11'16"W 158.57 FEET); THENCE SOUTH 82°47'55" WEST 283.55 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 948.68 FEET (CURVE HAVING A CENTRAL ANGLE OF 60°23'41" AND LONG CHORD BEARS N39°41'29"W 905.36 FEET); THENCE NORTH 00°40'47" EAST 267.07 FEET; THENCE SOUTH 89°56'27" EAST 410.16 FEET; THENCE SOUTH 10°58'14" EAST 68.38 FEET; THENCE SOUTH 47°45'12" EAST 156.22 FEET; THENCE SOUTH 43°38'15" EAST 64.02 FEET; THENCE SOUTH 43°14'59" EAST 86.77 FEET; THENCE SOUTH 38°55'54" EAST 75.61 FEET; THENCE SOUTH 36°32'59" EAST 73.21 FEET; THENCE SOUTH 32°06'23" EAST 49.78 FEET; THENCE SOUTH 29°51'37" EAST 90.00 FEET; THENCE SOUTH 26°41'54" EAST 75.07 FEET; THENCE SOUTH 22°04'57" EAST 91.22 FEET; THENCE SOUTH 19°51'06" EAST 13.73 FEET; THENCE NORTH 70°32'58" EAST 101.79 FEET; THENCE SOUTH 84°46'30" EAST 70.10 FEET; THENCE NORTH 71°44'36" EAST 102.25 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 27)

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED JULY 20, 2021 AS ENTRY NO. 127951:2021 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT THAT IS N89°50'11"E 375.32 FEET ALONG THE SECTION LINE AND SOUTH 1055.07 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A 987.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 1162.23 FEET (CURVE HAVING A CENTRAL ANGLE OF 67°28'05" AND A LONG CHORD BEARING S37°46'34"E 1096.24 FEET); THENCE SOUTH 04°02'32" EAST 100.53 FEET; THENCE ALONG THE ARC OF A 613.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 547.11 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING S29°36'38"E 529.13 FEET); THENCE SOUTH 55°10' 44" EAST 355.00 FEET; THENCE ALONG THE ARC OF A 663.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 409.99 FEET (CURVE HAVING A CENTRAL ANGLE OF 35°25'52" AND A LONG CHORD BEARING S72°53'40"E 403.49 FEET); THENCE NORTH 89°23'24" EAST 550.03 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 246.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 32°06'58" AND A LONG CHORD BEARING N73°19'55"E 243.42 FEET); THENCE ALONG THE ARC OF A 117.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 77.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'35" AND A LONG CHORD BEARING N21°52'01"E 75.62 FEET); THENCE NORTH 59°55'14" EAST 84.33 FEET; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 69.65 FEET (CURVE HAVING A CENTRAL ANGLE OF 53°12'30" AND A LONG CHORD BEARING S81°59'03"E 67.17 FEET); THENCE SOUTH 33°57'26" EAST 64.02 FEET; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 71.34 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°30'08" AND A LONG CHORD BEARING S17°40'05"W 68.68 FEET); THENCE ALONG THE ARC OF A 558.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 182.61 FEET (CURVE HAVING A CENTRAL ANGLE OF 18°45'02" AND A LONG CHORD BEARING S49°39'58"E 181.80 FEET); THENCE SOUTH 01°33'05" WEST 116.54 FEET; THENCE ALONG THE ARC OF A 662.00 FOOT RADIUS CURVE TO THE RIGHT

A DISTANCE OF 303.26 FEET (CURVE HAVING A CENTRAL ANGLE OF 26°14'49" AND A LONG CHORD BEARING N50°52'36"W 300.62 FEET); THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.78 FEET (CURVE HAVING A CENTRAL ANGLE OF 84°42'23" AND A LONG CHORD BEARING N80°06'22"W 13.47 FEET); THENCE SOUTH 57°32'26" WEST 31.45 FEET; THENCE ALONG THE ARC OF A 527.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 292.95 FEET (CURVE HAVING A CENTRAL ANGLE OF 31°50'58" AND A LONG CHORD BEARING S73°27'55"W 289.19 FEET); THENCE SOUTH 89°23'24" WEST 550.03 FEET; THENCE ALONG THE ARC OF A 750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 463.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 35°25'52" AND A LONG CHORD BEARING N72°53'40"W 456.44 FEET); THENCE NORTH 55°10'44" WEST 355.00 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 624.75 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING N29°36'38"W 604.22 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1032.53 FEET (CURVE HAVING A CENTRAL ANGLE OF 65°43'57" AND A LONG CHORD BEARING N36°54'30"W 976.83 FEET); THENCE NORTH 01°10'00" EAST 91.57 FEET TO THE POINT BEGINNING.