

Mail Tax notice to:

Grantee

11616 S. State St. Ste 1504  
Draper, UT 84020

File No.: MA15301

Tax ID No.: 13:040:0133, 13:040:0134, 13:040:0136, 13:040:0159

## **SPECIAL WARRANTY DEED**

**AF 21 LLC, a Utah limited liability company**

**GRANTOR** of South Jordan, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

**IMH SLC American Fork LLC, a Delaware limited liability company,**

**GRANTEE** of Carlsbad, State of California for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Utah County, State of Utah:

**SEE ATTACHED EXHIBIT 'A'**

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 27th day of February, 2023.

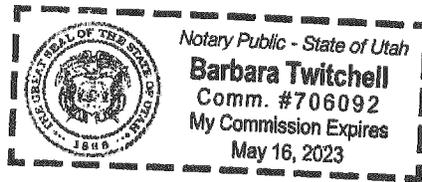
AF 21 LLC, a Utah limited liability company  
By: Qelo Development LLC, a Utah  
limited liability company, Manager

By:   
Darwin Fielding, Manager

State of Utah, County of Utah ) ss:

On this date, February 27, 2023, personally appeared before me Darwin Fielding who being by me duly sworn did say that he is the Manager of Qelo Development LLC, a Utah limited liability company, as Manager of AF 21 LLC, a Utah limited liability company, a Utah the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Darwin Fielding acknowledged to me that said limited liability company executed same.

  
Notary Public



**Exhibit A**

**PARCEL 1: [13-040-0133 and a portion of 13-040-0136]**

**PROPOSED LOT 1G, INCLUSIVE OF THE PROPOSED LAKESHORE LANDING, BLOCK 1, PLAT B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 1692.67 FEET AND WEST 426.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST AND RUNNING THENCE NORTH 89°13'03" WEST 98.99 FEET; THENCE NORTH 579.21 FEET; THENCE SOUTH 89°40'40" EAST 105.62 FEET; THENCE SOUTH 00°29'16" WEST 131.64 FEET; THENCE SOUTH 00°42'16" WEST 448.37 FEET TO THE POINT OF BEGINNING.**

**Less and excepting any and all portions lying with the legal bounds of 480 South Street.**

**PARCEL 1A:**

**TOGETHER WITH SHARED ACCESS FOR PRIVATE ALLEYS, AS DESCRIBED IN THAT CERTAIN SHARED ACCESS AND MAINTENANCE AGREEMENT, RECORDED MAY 27, 2022, AS ENTRY NO. 64775:2022**

**PARCEL 2: [13-040-0134 and a portioin of 13-040-0159]**

**PROPOSED LOT 2F, INCLUSIVE OF THE PROPOSED LAKESHORE LANDING, BLOCK 2, PLAT D, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 1843.64 FEET AND WEST 28.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING THENCE NORTH 89°17'44" WEST 95.51 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS NORTH 44°16'37" WEST 29.71 FEET); THENCE NORTH 00°48'57" EAST 132.38 FEET; THENCE NORTH 53°26'45" WEST 3.91 FEET; THENCE NORTH 00°44'31" EAST 418.58 FEET; THENCE NORTH 89°15'29" WEST 98.77 FEET; THENCE NORTH 00°46'05" EAST 32.41 FEET; THENCE NORTH 07°36'20" EAST 38.25 FEET; THENCE NORTH 00°46'05" EAST 15.51 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.43 FEET (CURVE HAVING A CENTRAL ANGLE 87°10'52" AND A LONG CHORD BEARS N44°21'37"E 27.58 FEET); THENCE ALONG THE ARC OF A 503.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 79.47 FEET (CURVE HAVING A CENTRAL ANGLE 09°03'09" AND A LONG CHORD BEARS N83°25'35"E 79.39 FEET); THENCE NORTH 78°54'02" EAST 120.20 FEET; THENCE ALONG THE ARC OF A 447.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.89 FEET (CURVE HAVING A CENTRAL ANGLE 01°54'30" AND A LONG CHORD BEARS N79°51'16"E 14.89 FEET); THENCE SOUTH 01°00'42" WEST 448.93 FEET; THENCE SOUTH 01°30'56" WEST 425.15 FEET; THENCE**

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**NORTH 89°13'03" WEST 8.60 FEET; THENCE NORTH 00°47'10" EAST 156.40 FEET TO THE POINT OF BEGINNING.**

**Less and excepting any and all portions lying with the legal bounds of 480 South Street.**

**PARCEL 2A:**

**TOGETHER WITH SHARED ACCESS FOR PRIVATE ALLEYS, AS DESCRIBED IN THAT CERTAIN SHARED ACCESS AND MAINTENANCE AGREEMENT, RECORDED MAY 27, 2022, AS ENTRY NO. 64775:2022**

**PARCEL 3: [13-040-0136]**

**PROPOSED LOT 3C, INCLUSIVE OF THE PROPOSED LAKESHORE LANDING, BLOCK 3, PLAT F, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS NORTH 1328.17 FEET AND WEST 461.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST AND RUNNING THENCE NORTH 89°08'21" WEST 64.47 FEET; THENCE NORTH 364.88 FEET; THENCE SOUTH 89°13'03" EAST 98.91 FEET; THENCE SOUTH 00°51'39" WEST 156.66 FEET; THENCE SOUTH 12°45'06" WEST 135.61 FEET; THENCE SOUTH 01°38'03" WEST 75.62 FEET TO THE POINT OF BEGINNING.**

**PARCEL 3A:**

**TOGETHER WITH SHARED ACCESS FOR PRIVATE ALLEYS, AS DESCRIBED IN THAT CERTAIN SHARED ACCESS AND MAINTENANCE AGREEMENT, RECORDED MAY 27, 2022, AS ENTRY NO. 64775:2022**

**PARCEL 4: [13-040-0159]**

**PROPOSED LOT 4K, INCLUSIVE OF THE PROPOSED LAKESHORE LANDING, BLOCK 4, PLAT H, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS NORTH 1134.59 FEET AND WEST 29.54 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST AND RUNNING THENCE NORTH 89°04'08" WEST 137.29 FEET; THENCE NORTH 46°17'43" WEST 54.66 FEET; THENCE NORTH 44°45'12" EAST 24.26 FEET; THENCE NORTH 45°47'22" WEST 69.07 FEET; THENCE NORTH 45°17'41" EAST 42.27 FEET; THENCE NORTH 16°47'47" EAST 209.48 FEET; THENCE NORTH 00°44'31" EAST 218.59 FEET; THENCE SOUTH 89°13'03" EAST 123.91 FEET; THENCE SOUTH 00°50'20" WEST 552.60 FEET TO THE POINT OF BEGINNING.**

**PARCEL 4A:**

**TOGETHER WITH SHARED ACCESS FOR PRIVATE ALLEYS, AS DESCRIBED IN THAT CERTAIN SHARED ACCESS AND MAINTENANCE AGREEMENT, RECORDED MAY 27, 2022, AS ENTRY NO. 64775:2022**