

When recorded mail to (Tax Mailing Address):
Grantee
8793 Pinehurst Dr.
Eagle Mountain, Utah 84043
MTC File No. 299138

WARRANTY DEED

River Point Development, LC, a limited liability company, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

River Point Evrest, LLC, a Utah limited liability company

as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

Parcel 1: [a portion of 25-031-0236]

Beginning at a point which lies North 89°59'05" West 389.81 feet and South 73.59 feet from the Northeast Corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base & Meridian; and running thence South 160.00 feet; thence South 89°43'41" West 51.77 feet; thence South 100.63 feet; thence South 89°52'13" West 509.40 feet; thence southwesterly 106.34 feet along the arc of a 196.72 foot radius curve to the right through the central angle of 30°58'20", the chord bears South 21°26'12" West 105.05 feet; thence South 36°54'00" West 93.26 feet; thence southwesterly 64.84 feet along the arc of a 102.77 foot radius curve to the left through the central angle of 36°08'58", the chord bears South 18°52'05" West 63.77 feet; thence South 00°50'10" West 17.52 feet; thence southeasterly 39.63 feet along the arc of a 25.00 foot radius curve to the left through the central angle of 90°49'42", the chord bears South 44°35'00" East 35.61 feet; thence South 89°59'58" West 110.01 feet; thence northeasterly 38.90 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 89°09'48", the chord bears North 45°25'04" East 35.10 feet; thence North 00°50'10" East 19.12 feet; thence northeasterly 102.61 feet along the arc of a 162.77 foot radius curve to the right through a central angle of 36°07'04", the chord bears North 18°52'05" East 100.92 feet; thence North 36°54'00" East 93.31 feet; thence northeasterly 64.11 feet along a 136.72 foot radius curve to the left through a central angle of 26°52'07", the chord bears North 23°28'32" East 63.53 feet; thence North 38°59'25" East 2.92 feet; thence North 50°39'37" West 26.55 feet; thence North 18°25'47" West 169.63 feet; thence North 18°23'16" West 50.43 feet; thence North 78°30'02" East 175.78 feet along the existing boundary of River Point Subdivision Plat "B"; thence along the south lines of River Point Subdivision Plat "A", River Point Subdivision Plat "B", & River Point Subdivision Plat "C", North 89°43'41" East 538.19 feet to the point of beginning.

(The above legal being the proposed plat of River Point Subdivision Plat "D")



Parcel 2: [a portion of 25-031-0236]

Beginning at the Northeast Corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base & Meridian; and running thence along the west line of River Cove Subdivision Plat "A" the following two (2) courses to wit: (1) South 01°56'33" East 160.69 feet, (2) South 00°32'19" East 171.48 feet; thence South 89°55'00" West 202.54 feet; thence South 89°24'12" West 177.52 feet; thence South 89°52'13" West 68.59 feet to the boundary of River Point Subdivision Plat "D"; thence along said boundary the following three (3) courses to wit: (1) North 100.63 feet, (2) North 89°43'41" East 51.77 feet, (3) North 160.00 feet to the boundary of River Point Subdivision Plat "A"; thence along said boundary the following four (4) courses to wit:(1) North 89°43'41" East 61.80 feet, (2) North 70°11'54" East 258.85 feet, (3) South 12°33'16" East 5.66 feet, (4) South 83°50'54" East 83.71 feet to the point of beginning.

(The above legal being the proposed plat of River Point Subdivision Plat "E", excluding Lot 41 of the proposed subdivision)

Tax Parcel No. 25-031-0236

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 4 day of February, 2021.

River Point Development LC

By: [Signature]
Joel Kester, manager-member

STATE OF UTAH)
)
)
COUNTY OF ~~SALT LAKE~~ ^{UTAH}) :SS

The foregoing instrument was acknowledged before me this 4 day of February, 2021, by Joel Kester, manager-member of River Point Development, LC, a limited liability company.

[Signature]
Notary Public

