

NTUT-123842

When Recorded Mail To:
River Run SF, LLC
520 S 850 E Ste A4
Lehi, UT 84043

ENT 27148:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Apr 28 02:32 PM FEE 40.00 BY AC
RECORDED FOR Northern Title Company - Draper
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

River Run Land Holdings, LLC, a Utah Limited Liability Company

a Limited Liability Company organized and existing under the laws of the state of UT, with its principal office at 9089 South 1300 West #100, West Jordan, UT 84088, Grantor(s), hereby **CONVEY AND WARRANT** against all claims by, through, or under it to:

River Run SF, LLC, a Utah Limited Liability Company

Grantee(s) of Lehi, County of Utah, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of UT:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under an Operating Agreement, and the aforesaid individual acknowledged to me that said company executed the same

In witness whereof, the Grantor has executed this instrument by its duly authorized officer(s) this April 27, 2023.

**River Run Land Holdings, LLC
a Utah Limited Liability Company**



**By: Samuel A. Drown
Its: Managing Member**

State of Utah }
County of Utah }§

On April 27, 2023, personally appeared before me, a Notary Public, **Samuel A. Drown**, who, being by me duly sworn, did say that he is the **Manager/Member of River Run Land Holdings, LLC**, and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.

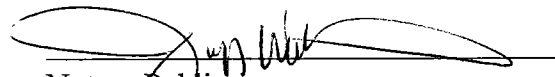
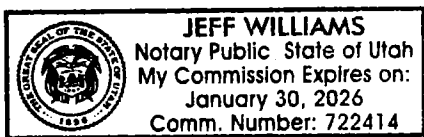

Notary Public
Commission Expires:

EXHIBIT "A"

PROPOSED PLAT B OF RIVER RUN TOWNHOMES SUBDIVISION.

BEGINNING AT A POINT IN AN EXISTING FENCE, WHICH POINT LIES N89°16'35"E 1005.23 FEET ALONG THE QUARTER SECTION LINE AND NORTH 669.93 FEET FROM THE WEST ¼ CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EXISTING BOUNDARY OF RIVER RUN TOWNHOMES PLAT "A" THE FOLLOWING 4 COURSES TO WIT: (1) N86°57'23"W 148.47 FEET, (2) NORTHWESTERLY 36.11 FEET ALONG THE ARC OF A 23.04 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 89°47'02", THE CHORD BEARS N41°57'23"W 32.53 FEET, (3) N03°02'37"E 161.02 FEET, (4) N86°57'23"W 204.85 FEET; THENCE N02°34'26"E 280.87 FEET; THENCE S86°59'42"E 380.77 FEET; THENCE S03°19'38"W 415.21; THENCE S03°08'31"W 49.92 FEET TO THE POINT OF BEGINNING.

(27-041-0089 part)

PROPOSED PLAT C OF RIVER RUN TOWNHOMES SUBDIVISION.

BEGINNING AT A POINT IN AN EXISTING FENCE, WHICH POINT LIES NORTH 00°12'30" WEST 1166.96 FEET ALONG THE QUARTER SECTION LINE AND EAST 655.99 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 02°34'26" EAST 108.36 FEET; THENCE NORTH 02°42'56" EAST 285.48 FEET; THENCE NORTH 01°40'06" EAST 49.95 FEET; THENCE SOUTHEASTERLY 47.68 FEET ALONG THE ARC OF A 257.50 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 10°36'30", THE CHORD BEARS SOUTH 81°39'08" EAST 47.61 FEET; THENCE SOUTH 86°57'23" EAST 101.47 FEET; THENCE NORTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 90°00'00", THE CHORD BEARS NORTH 48°02'37" EAST 21.21 FEET; THENCE SOUTH 86°57'23" EAST 60.00 FEET; THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 90°00'00", THE CHORD BEARS SOUTH 41°57'23" EAST 21.21 FEET; THENCE SOUTH 86°57'23" EAST 157.42 FEET; THENCE SOUTH 08°03'15" WEST 110.84 FEET; THENCE SOUTH 02°50'51" WEST 74.12 FEET; THENCE SOUTH 03°40'35" WEST 183.94 FEET; THENCE SOUTH 03°19'38" WEST 70.65 FEET; THENCE NORTH 86°59'42" WEST 380.77 FEET TO THE POINT OF BEGINNING.

(27-041-0089 part)