

Mail Recorded Deed & Tax Notice To:
Alpine Homes, LLC, a Utah limited liability company
11814 S Election Rd., Ste. 150
Draper 84020



File No.: 177265-MLP

WARRANTY DEED

Kaskade Homes LLC,

GRANTOR(S), of Draper, State of Utah, hereby Conveys and Warrants to

Alpine Homes, LLC, a Utah limited liability company,

GRANTEE(S), of Draper, 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.: 13-044-0188 and 13-044-0187 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 17th day of June, 2024.

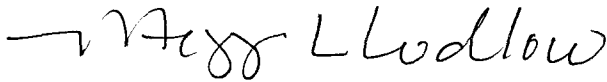
Kaskade Homes LLC

BY: 
Dan Stewart
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 17th day of June, 2024, before me, personally appeared Dan Stewart, 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 Kaskade Homes LLC.



Notary Public

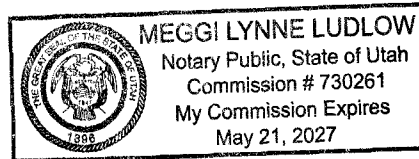


EXHIBIT A
Legal Description

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 03°29'19" EAST BETWEEN THE REFERENCE TO THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 578.93 FEET AND SOUTH 89°13'09" EAST 2383.76 FEET FROM THE REFERENCE TO THE WEST QUARTER OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOEFLER PARK TWIN HOMES SUBDIVISION, PLAT "A", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 15224, AND RUNNING THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°44'00" EAST 433.40 FEET; (2) WEST 15.64 FEET; AND (3) NORTH 11.71 FEET TO THE PROLONGATION OF A FENCE LINE, SAID POINT BEING AT THE POINT OF BEGINNING OF THAT CERTAIN PROPERTY BOUNDARY LINE AGREEMENT ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 74491:2023; THENCE SOUTH 89°01'03" EAST ALONG SAID PROPERTY BOUNDARY LINE AGREEMENT A DISTANCE OF 249.94 FEET TO A POINT ON A PROLONGATION OF THE WEST FACE OF A RETAINING WALL; THENCE SOUTH 00°02'56" WEST ALONG SAID PROPERTY BOUNDARY LINE AGREEMENT A DISTANCE OF 86.50 FEET TO THE PROLONGATION OF A FENCE LINE, SAID POINT ALSO BEING ON THE PROLONGATION OF THE WEST LINE OF PLAT "A", GIBB SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 1860; THENCE SOUTH 01°06'00" WEST ALONG SAID FENCE AND PROLONGATION THEREOF, PROPERTY BOUNDARY LINE AGREEMENT AND A PROLONGATION THEREOF, SUBDIVISION AND PROLONGATION THEREOF A DISTANCE OF 257.53 FEET TO THAT CERTAIN PROPERTY BOUNDARY LINE AGREEMENT ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 70891:2023; THENCE ALONG SAID PROPERTY BOUNDARY LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°13'09" WEST 75.00 FEET; AND (2) SOUTH 01°06'00" WEST 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 400 SOUTH STREET; THENCE NORTH 89°13'09" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 157.90 FEET TO THE POINT OF BEGINNING.