

NTUT-119218

When Recorded Mail To:

**River Run Land Holdings, LLC, a Utah Limited Liability Company**  
**9089 S 1300 W, Ste 100**  
**West Jordan, UT 84088**

## **SPECIAL WARRANTY DEED**

**River Run Development, 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, Ste 100, West Jordan, Utah 84088**, Grantor(s), hereby **CONVEY AND WARRANT** against all claims by, through, or under it to:

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

Grantee(s) of West Jordan, County of Salt Lake, 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:

**Beginning at the Northwest Corner of River Run Townhomes Plat "A", which point lies North 0°12'30" West 886.36 feet along the Section Line and East 642.35 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 Northerly Boundary of said subdivision the following four (4) courses to wit: (1) South 86°57'23" East 204.85 feet, (2) South 3°02'37" West 161.02 feet, (3) Southeasterly 36.10 feet along the arc of a 23.04 foot radius curve to the left through a central angle of 89°47'02", the chord bears South 41°57'23" East 32.52 feet, (4) South 86°57'23" East 148.47 feet; thence along an existing fence line the following five (5) courses to wit: (1) North 3°08'31" East 49.92 feet, (2) North 3°19'38" East 485.86 feet, (3) North 3°40'35" East 183.94 feet, (4) North 2°50'51" East 74.12 feet, (5) North 8°03'15" East 184.80 feet; thence West 404.47 feet; thence along an existing fence the following three (3) courses to wit: (1) South 1°40'06" West 97.77 feet, (2) South 2°42'56" West 285.48 feet, (3) South 2°34'26" West 389.23 feet to the point of beginning. Containing 7.627 acres.**

**(27-041-0084)**

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 March 31, 2022 .

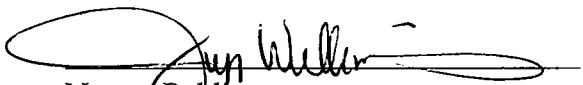
**River Run Development, LLC**  
**A Utah Limited Liability Company**



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

State of Utah }  
County of Salt Lake }§

On March 31, 2022, 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 Development, 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  
Resides: Salt Lake  
Commission Expires: 1/30/26

