



ENT 40714:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Apr 01 10:26 am FEE 40.00 BY KC
RECORDED FOR MONTE VISTA RANCH LC

When Recorded Return to:
EM Commercial Development, LLC
1754 Cedar Trails Way
Eagle Mountain, UT 84005
Utah County Tax Parcel 59:044:0029
and a portion of 59-044-0182

GENERAL WARRANTY DEED

TOWN CENTER NW, LLC, a Delaware limited liability company, whose mailing address is 1754 E Cedar Trails Way, Eagle Mountain, Utah 84005 (“**GRANTOR**”), hereby conveys and warrants to **EM COMMERCIAL DEVELOPMENT, LLC**, a Utah limited liability company, whose mailing address is 1754 E Cedar Trails Way, Eagle Mountain, Utah, 84005, (“**GRANTEE**”) for the sum of good and valuable consideration the following described real property situated in the City of Eagle Mountain, Utah County, Utah, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

A PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, IN EAGLE MOUNTAIN, UTAH COUNTY, UTAH:

BEGINNING AT THE NORTHEAST CORNER OF THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER SUBDIVISION, RECORDED AS ENTRY NO. 127110:2021 AND AS MAP NO. 17808, ON THE WESTERLY LINE OF PONY EXPRESS PARKWAY AS IT EXISTS AT 50.00 FOOT HALF-WIDTH, LOCATED 1379.82 FEET NORTH 0°27'12" EAST (NORTH 0°27'04" EAST UTAH COUNTY SURVEY RECORD) ALONG THE EAST LINE OF SAID SECTION 12; AND 2314.65 FEET NORTH 89°32'48" WEST FROM A BRASS CAP MONUMENT FOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 74°38'24" WEST 477.88 FEET ALONG THE NORTHERLY LINE OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 9 OF SAID SUBDIVISION; THENCE NORTHEASTERLY ALONG THE ARC OF A 1272.12 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 260.76 FEET (CENTER BEARS NORTH 74°38'25" WEST, CENTRAL ANGLE EQUALS 11°44'40" AND LONG CHORD BEARS NORTH 9°29'14" EAST 260.30 FEET) TO THE FUTURE SOUTHERLY LINE OF RAVEN WAY; THENCE ALONG SAID FUTURE SOUTHERLY LINE THE FOLLOWING TWO COURSES: SOUTHWESTERLY ALONG THE ARC OF A 287.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 41.23 FEET (CENTER BEARS NORTH

8°15'47" WEST, CENTRAL ANGLE EQUALS 8°13'55" AND LONG CHORD BEARS SOUTH 85°51'10" WEST 41.20 FEET) TO A POINT OF TANGENCY; AND SOUTH 89°58'07" WEST 22.24 FEET; THENCE NORTH 0°01'53" WEST 220.00 FEET TO THE SOUTH LINE OF EAGLEPARK SUBDIVISION PHASE I; THENCE NORTH 89°58'07" EAST 222.18 FEET TO THE WESTERLY LINE OF EAGLE PARK ENTRY ROAD; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID ROAD THE FOLLOWING TWO COURSES: SOUTH 22°11'55" EAST 177.09 FEET; AND SOUTH 89°49'11" EAST 254.59 FEET TO SAID WESTERLY LINE OF PONY EXPRESS PARKWAY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES: SOUTH 1°13'35" WEST 9.64 FEET TO A POINT ON A CURVE; AND SOUTHWESTERLY ALONG THE ARC OF A 1750.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 431.69 FEET (CENTER BEARS NORTH 88°46'26" WEST, CENTRAL ANGLE EQUALS 14°08'01" AND LONG CHORD BEARS SOUTH 8°17'34" WEST 430.59 FEET) TO SAID NORTHEAST CORNER OF THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER SUBDIVISION AND THE POINT OF BEGINNING.

CONTAINS 226,038 SQUARE FEET OR 5.189 ACRES

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed the 24 day of March 2022.

GRANTOR:
TOWN CENTER NW, LLC,
 a Delaware limited liability company

By: MONTE VISTA RANCH, L.C.,
 a Utah limited liability company, its Manager

By: MVR MANAGEMENT, LLC,
 a Utah limited liability company, its Manager

By: *T Walden*
Manager, Tiffany A. Walden

STATE OF FLORIDA

COUNTY OF BREVARD

On this 24 day of March 2022, before me, the undersigned notary public, personally appeared Tiffany A. Walden, the Manager of MVR Management, LLC, a Utah limited liability company, the Manager of Monte Vista Ranch, L.C., a Utah limited liability company, the Manager of Town Center NW, LLC, a Delaware limited liability company personally know to me or (proved on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the same in her authorized capacity and that her signature on this instrument the person or the entity upon behalf of which the person acted executed this instrument.

Witness my hand and official seal.

Kim Francois
Notary Public Signature

