

Mail Recorded Deed & Tax Notice To:  
Keystone Construction, LLC, a Utah limited liability company  
42 East 1100 South, Ste 1B  
American Fork, UT 84003

ENT 44338:2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Jul 03 03:23 PM FEE 40.00 BY MG  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 180227-DMP

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## SPECIAL WARRANTY DEED

**River Run SF, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of American Fork, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Keystone Construction, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of American Fork, 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.:** 51-752-0069, 51-752-0070, 51-752-0071, 51-752-0072, 51-752-0073, 51-752-0074,  
51-752-0075, 51-752-0076, 51-752-0077 and 51-752-0078 (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 2nd day of July, 2024.

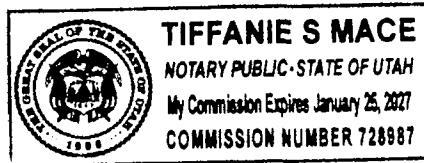
River Run SF, LLC, a Utah limited liability company

BY:   
Tyler Horan  
Manager

STATE OF UTAH  
Utah  
COUNTY OF SALT LAKE

On this 2nd day of July, 2024, before me, personally appeared Tyler Horan, 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 River Run SF, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lots 69A, 70B, 71B, 72B, 73C, 74C, 75B, 76B, 77B and 78A, RIVER RUN TOWNHOMES PLAT "B", an Expandable Planned Unit Development, according to the official plat thereof as recorded in the office of the Utah County Recorder, recorded July 12, 2023 as Entry No. 45069:2023.