

Mail Recorded Deed & Tax Notice To:
Spanish Fork City, a Utah municipal corporation
40 South Main Street
Spanish Fork, UT 84660



File No.: 180736-DMP

WARRANTY DEED

Hawkmoon Holdings, LLC, a Utah limited liability company,

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

Spanish Fork City, a Utah municipal corporation,

GRANTEE(S), of Spanish 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.: 27-041-0106 (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 1st day of August, 2024.


Hawkmoon Holdings, LLC, a Utah limited liability company

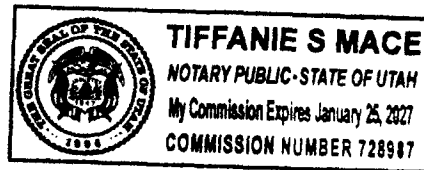
BY: 
Tyler Horan
Manager

STATE OF UTAH

COUNTY OF UTAH

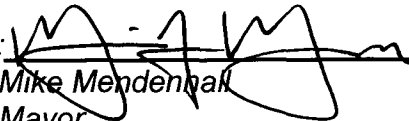
On this 1st day of August, 2024, before me, personally appeared Tyler Horan, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Hawkmoon Holdings, LLC, a Utah limited liability company.


Notary Public



**ACCEPTANCE OF WARRANTY DEED
BY GRANTEE**

**Spanish Fork City, a Utah Municipal
Corporation**

BY: 
Mike Mendonhall
Mayor

ATTEST:


City Recorder

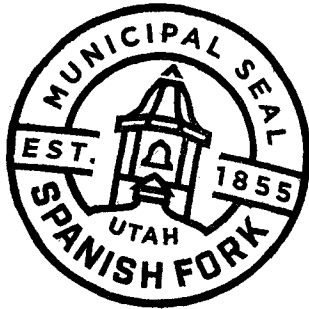


EXHIBIT A
Legal Description

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1495.41 FEET ALONG THE SECTION LINE AND EAST 1059.87 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 86°57'23" EAST 8.03 FEET; THENCE SOUTHEASTERLY 233.45 FEET ALONG THE ARC OF A 450.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°43'24", THE CHORD BEARS S72°05'38"E 230.84 FEET; THENCE SOUTHEASTERLY 22.25 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°59'13", THE CHORD BEARS S14°44'20"E 20.27 FEET; THENCE SOUTH 27°45'17" WEST 53.12 FEET; THENCE NORTH 78°29'55" WEST 219.05 FEET; THENCE NORTH 02°50'51" EAST 74.12 FEET; THENCE NORTH 08°03'15" EAST 20.50 FEET TO THE POINT OF BEGINNING.