

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 55502:2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Aug 16 03:53 PM FEE 40.00 BY KR  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 181647-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**

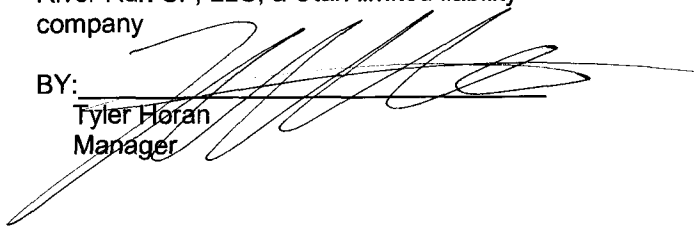
**TAX ID NO.:** 51-775-0119, 51-775-0120, 51-775-0121, 51-775-0122 and 51-775-0123 (for reference purposes only)

**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 15<sup>th</sup> day of August, 2024.

River Run SF, LLC, a Utah limited liability company

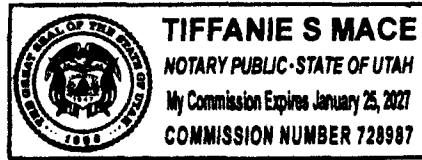
BY:   
Tyler Horan  
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 15 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 River Run SF, LLC, a Utah limited liability company.

  
Notary Public



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

Lots 119A, 120B, 121B, 122B, 123C, RIVER RUN PLAT "D", according to the official plat thereof as recorded in the office of the Utah County Recorder on June 18, 2024 as Entry No. 40118:2024.