

NTUT-111056
When Recorded Mail To:
Brylee Estates Development, Inc.
9089 South 1300 West #100
West Jordan, Utah 84088

ENT65093:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Apr 06 03:30 PM FEE 40.00 BY MG
RECORDED FOR Northern Title Company
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Brylee Estates Land Holdings, 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, #100, West Jordan, Utah, Grantor(s), hereby **CONVEY AND WARRANT** against all claims by, through, or under it to:

Brylee Estates Development, Inc.

Grantee(s) of West Jordan, County of Utah, 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:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 0°51'28" EAST ALONG THE QUARTER SECTION LINE 982.74 FEET AND EAST 655.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 86.00 FEET; THENCE WEST 47.61 FEET; THENCE NORTH 328.00 FEET; THENCE EAST 159.03 FEET; THENCE NORTH 86.00 FEET; THENCE EAST 462.48 FEET TO THE WEST LINE OF EAGLE MOUNTAIN BOULEVARD; THENCE SOUTHEASTERLY ALONG THE ARC OF A 2437.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: SOUTH 67°38'00" WEST) 492.97 FEET THROUGH A CENTRAL ANGLE OF 11°35'16" (CHORD: SOUTH 16°34'22" EAST 492.13 FEET); THENCE SOUTH 79°41'28" WEST 158.22 FEET; THENCE WEST 558.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE TOWNS AT BRYLEE FARMS PHASE B PLAT 1.

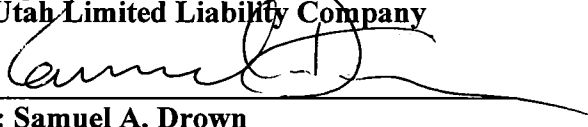
59-034-0145

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, 2021.

**Brylee Estates Land Holdings, LLC,
A Utah Limited Liability Company**



**By: Samuel A. Drown
Its: Manager**



State of Utah }
County of Utah }§

On March 31, 2021 1st day of March, 2021, 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 Brylee Estates Land Holdings, 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: *Panguitch, UT*
Commission Expires: *8-21-2022*