

MAIL TAX NOTICES TO GRANTEE(S) AT:
11650 S. State Street, Suite 300
Draper, UT 84020

ENT6545:2022 PG 1 of 5
Andrea Allen
Utah County Recorder
2022 Jan 14 04:00 PM FEE 40.00 BY IP
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s):
66-549-0125, 66-572-0306, 66-572-0307, 66-572-0308,
66-572-0312, 66-572-0313, 66-572-0314, 58-040-0483,
58-040-0484

*****NOTE TO COUNTY RECORDER***:**

This instrument is being executed and recorded to correct clerical errors in that certain Warranty Deed recorded **5/19/2020 as Entry No. 67987:2020**, wherein there were clerical errors in the legal description therein.

CORRECTIVE WARRANTY DEED

GOLDSWORTH REAL ESTATE, INC., a Utah corporation ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

BACH LAND AND DEVELOPMENT, LLC, a Utah limited liability company ("Grantee(s))"

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No SL34004L

Tax Parcel No(s): 66-549-0125, 66-572-0306, 66-572-0307, 66-572-0308,

66-572-0312, 66-572-0313, 66-572-0314, 58-040-0483, 58-040-0484

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor


Witness the hand of Grantor this 14 day of JANUARY, 2022.

GOLDSWORTH REAL ESTATE, INC.

By: [Signature]
KAREN K. TOOMBS
Its: PRESIDENT

STATE OF UTAH)
COUNTY OF Salt Lake) ss

On this 14 day of January, 2022, personally appeared before me KAREN K TOOMBS, who stated that he/she is the PRESIDENT of GOLDSWORTH REAL ESTATE, INC., the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal

 LAUREL E. KUNZLER
Notary Public State of Utah
My Commission Expires on:
September 3, 2023
Comm. Number: 708014

[Signature]
NOTARY PUBLIC

Information for reference purposes:GT Title File No.: **SL34004L**Tax Parcel No(s): **66-549-0125, 66-572-0306, 66-572-0307, 66-572-0308, 66-572-0312, 66-572-0313, 66-572-0314, 58-040-0483, 58-040-0484****EXHIBIT "A"**
Legal Description

LOT 125, PLAT 1, SKYLINE RIDGE, PHASE 2 SUBDIVISION, EAGLE MOUNTAIN, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

ALSO:

LOTS 306, 307, 308, 312, 313 AND 314, PLAT 3, SKYLINE RIDGE, PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO:

PROPOSED SKYLINE RIDGE - PHASE 2, PLAT 4 SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A CURVE BEING S.89°23'41"E. 1134.80' ALONG THE SECTION LINE AND NORTH 1360.72' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 06' 04", HAVING A RADIUS OF 280.00 FEET, AND WHOSE LONG CHORD BEARS N 81° 23' 13" W FOR A DISTANCE OF 107.34 FEET. THENCE, S 87° 33' 45" W FOR A DISTANCE OF 113.82 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29° 39' 41", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 77° 36' 25" W FOR A DISTANCE OF 112.62 FEET. THENCE, N 62° 46' 34" W FOR A DISTANCE OF 128.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 20", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 17° 47' 05" W FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 62° 46' 34" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 58' 58", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 72° 13' 26" W FOR A DISTANCE OF 21.21 FEET. THENCE, N 62° 46' 34" W FOR A DISTANCE OF 128.69 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 46' 09", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 46° 57' 05" W FOR A DISTANCE OF 120.43 FEET. THENCE, N 31° 04' 00" W FOR A DISTANCE OF 188.27 FEET TO A POINT ON A LINE. THENCE, N 31° 04' 00" W FOR A DISTANCE OF 345.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 13° 56' 00" E FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 31° 04' 00" W FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 76° 04' 00" W FOR A DISTANCE OF 21.21 FEET. THENCE, N 31° 04' 00" W FOR A DISTANCE OF 195.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29° 23' 40", HAVING A RADIUS OF 220.00 FEET, AND WHOSE LONG CHORD BEARS N 16° 22' 10" W FOR A DISTANCE OF 111.63 FEET. THENCE, N 01° 40' 21" W FOR A DISTANCE OF 59.02 FEET TO A POINT ON A LINE. THENCE, S 89° 22' 33" E FOR A DISTANCE OF 1403.67 FEET TO A POINT ON A LINE. THENCE, S 00° 47' 20" W FOR A DISTANCE OF 855.80 FEET TO A POINT ON A LINE. THENCE, S 50° 59' 06" W FOR A DISTANCE OF 157.90 FEET TO A POINT ON A LINE. THENCE, S 40° 09' 03" W FOR A DISTANCE OF

EXHIBIT "A"
Legal Description - Continued

61.67 FEET TO A POINT ON A LINE. THENCE, S 38° 41' 40" W FOR A DISTANCE OF 52.89 FEET TO A POINT ON A LINE. THENCE S 20° 46' 39" W A DISTANCE OF 77.48 FEET TO THE POINT OF BEGINNING

ALSO:

PROPOSED SKYLINE RIDGE-PHASE 2 PLAT 5 RESIDENTIAL SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N 89°58'08" E 2304.3' ALONG THE SECTION LINE AND NORTH 0°0'0" E 107.87' FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; FROM THE POINT OF THE BEGINNING; THENCE, N 87° 55' 48" W FOR A DISTANCE OF 372.27 FEET TO A POINT ON A LINE. THENCE, N 68° 11' 55" W FOR A DISTANCE OF 217.19 FEET TO A POINT ON A LINE THENCE, N 49° 57' 01" W FOR A DISTANCE OF 403.93 FEET TO A POINT ON A LINE THENCE, N 27° 19' 57" W FOR A DISTANCE OF 448.95 FEET TO A POINT ON A LINE. THENCE, N 70° 37' 14" E FOR A DISTANCE OF 557.48 FEET TO A POINT ON A LINE. THENCE, N 61° 35' 24" E FOR A DISTANCE OF 432.71 FEET TO A POINT ON A LINE. THENCE, N 58° 56' 00" E FOR A DISTANCE OF 492.41 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 13° 07' 20.6", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 37° 37' 41" E FOR A DISTANCE OF 34.28 FEET. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 3.81 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 72.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 00' 0.00", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 56' 00" W FOR A DISTANCE OF 21.21 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 31° 14' 23" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 88° 50' 46.7", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 76° 38' 37" E FOR A DISTANCE OF 21.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 07° 10' 35.7", HAVING A RADIUS OF 730.00 FEET, AND WHOSE LONG CHORD BEARS S 35° 48' 31" E FOR A DISTANCE OF 91.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 50° 36' 11" W FOR A DISTANCE OF 372.33 FEET TO A POINT ON A LINE. THENCE, S 50° 18' 07" E FOR A DISTANCE OF 462.41 FEET TO A POINT ON A LINE. THENCE, S 27° 13' 26" W FOR A DISTANCE OF 77.08 FEET TO A POINT ON A LINE. THENCE, S 37° 10' 00" W FOR A DISTANCE OF 706.63 FEET TO THE POINT OF THE BEGINNING.

ALSO:

PROPOSED SKYLINE RIDGE-PHASE 2 PLAT 6 RESIDENTIAL SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING S.89°23'41" E. 1215.28' ALONG THE SECTION LINE AND NORTH 861.31' FROM THE SOUTH ¼ CORNER OF SECTION 29, TOWNSHIP 5, SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. FROM THE POINT OF THE BEGINNING; THENCE, N 01°06'45" E FOR A DISTANCE OF 461.71 FEET TO A POINT ON A LINE. THENCE, N 43° 04' 04" E FOR A DISTANCE OF 136.30 FEET TO A POINT ON A LINE. THENCE, N 74° 49' 30" E FOR A DISTANCE OF 687.04 FEET TO A POINT ON A LINE. THENCE, N 45° 00' 38" E FOR A DISTANCE OF 150.00 FEET TO A POINT ON A LINE. THENCE, N 44° 59' 22" W FOR A DISTANCE OF 137.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 21° 46' 44.9", HAVING A RADIUS OF 275.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 05' 59" W FOR A DISTANCE OF 103.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 68° 45' 25" E FOR A DISTANCE OF 296.30 FEET TO A POINT ON A LINE. THENCE

EXHIBIT "A"
Legal Description - Continued

N 77° 39' 39" E FOR A DISTANCE OF 196.46 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 119.10 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 50.00 FEET TO A POINT ON A LINE. THENCE, S 31° 04' 00" E FOR A DISTANCE OF 411.14 FEET TO A POINT ON A LINE. THENCE, S 58° 56' 00" W FOR A DISTANCE OF 150.00 FEET TO A POINT ON A LINE. THENCE, N 31° 04' 00" W FOR A DISTANCE OF 3.81 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 13° 07' 20.6", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N 37° 37' 41" W FOR A DISTANCE OF 34.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 58° 56' 00" W FOR A DISTANCE OF 492.41 FEET TO A POINT ON A LINE. THENCE, S 61° 35' 24" W FOR A DISTANCE OF 432.71 FEET TO A POINT ON A LINE. THENCE, S 70° 37' 14" W FOR A DISTANCE OF 557.48 FEET TO THE POINT OF THE BEGINNING.