

MAIL TAX NOTICES TO GRANTEE(S) AT:
11650 S. STATE STREET, SUITE 300
DRAPER, UT 84020



File No. SL34004L

Tax ID No.: 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

WARRANTY DEED

GOLDSWORTH REAL ESTATE, INC., a UTAH corporation (hereafter referred to as "Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants to

BACH LAND AND DEVELOPMENT, LLC, a UTAH limited liability company (hereafter "Grantee"),

that certain real property located in UTAH County, Utah commonly known as **VACANT LAND, EAGLE MOUNTAIN, UT 84005**, and further described as follows:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real property described herein; and that all necessary action for the making of such conveyance has been taken and done.

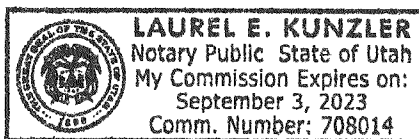
Witness the hand of Grantor this 19TH day of MAY, 2020

GOLDSWORTH REAL ESTATE, INC.

By:
KAREN K. TOOMBS
Its: **VICE PRESIDENT**

STATE OF UTAH)
) ss.
COUNTY OF **SALT LAKE**)

On this 19TH day of May, 2020, personally appeared before me **KAREN K. TOOMBS**, who stated that he/she is the **VICE 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 executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



NOTARY PUBLIC

File Number: SL34004L

Parcel No. (For Reference Purposes Only):

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"

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 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 S.89°23'41" E. 2304.30' ALONG THE SECTION LINE AND NORTH 107.87'
 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 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, 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.