

Mail Recorded Deed & Tax Notice To:
Keystone Construction, LLC, a Utah limited liability company
520 S. 850 E., Suite A300
Lehi, UT 84043

ENT 68341:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 17 01:05 PM FEE 40.00 BY AR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.: 172806-DMP

SPECIAL WARRANTY DEED

HFT 3, LLC, a Utah limited liability company,

GRANTOR(S), of Lehi, 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 Lehi, 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.: 13-040-0027, 13-040-0168, 35-280-0043 and 35-280-0044 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 16 day of October, 2023.

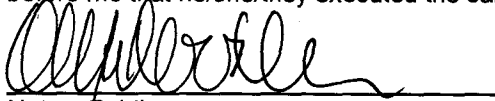
HFT 3, LLC, a Utah limited liability company

BY: 
Michael Horan
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 16 day of October, 2023, before me, personally appeared Michael 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 HFT 3, LLC, a Utah limited liability company.


Notary Public

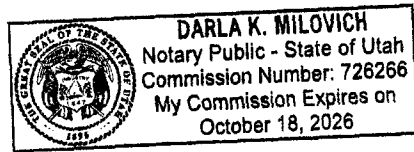


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT LOCATED SOUTH 9.94 FEET AND WEST 461.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 84°19'13" WEST 111.29 FEET; THENCE NORTH 03°48'54" EAST 63.91 FEET; THENCE SOUTH 89°02'14" EAST 109.42 FEET; THENCE SOUTH 00°57'46" WEST 44.42 FEET; THENCE ALONG THE ARC OF A 243.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS S04°20'18"W 28.62 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83) (AKA PROPOSED AF PD PLAT B)

PARCEL 2:

BEGINNING AT A POINT LOCATED NORTH 63.00 FEET AND WEST 458.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°02'14" WEST 109.42 FEET; THENCE NORTH 03°48'54" EAST 145.48 FEET; THENCE NORTH 89°59'55" EAST 102.20 FEET; THENCE SOUTH 00°57'46" WEST 147.02 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83) (AKA PROPOSED AF PD SOUTH PLAT C)