

Mail Tax Notice To:
12527 Wildflower Lane
Highland UT 84003

ENT 712:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Jan 05 09:42 AM FEE 40.00 BY MC
RECORDED FOR Synergy Title Insurance Agency LLC
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

2700 North Development Group, LLC, GRANTOR

of Utah County, State of Utah, hereby Conveys and Warrants against all claiming by, through or under it, and against acts of itself, to

Collin Reid, GRANTEE

for the sum of Ten and 0/100 (\$10.00) DOLLARS and other good and valuable consideration

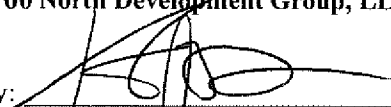
the following described tract of land in UTAH County, State of Utah:

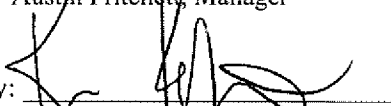
See ATTACHED EXHIBIT A

TAX SERIAL NO: 26:052:0037, 26:053:0020, 26:053:0018, 26:050:0037 and 26:050:0043

WITNESS the hand of said grantor, this 29 day of Dec, 2022

2700 North Development Group, LLC

By: 
Austin Pritchett, Manager

By: 
Kevin Pritchett, Manager

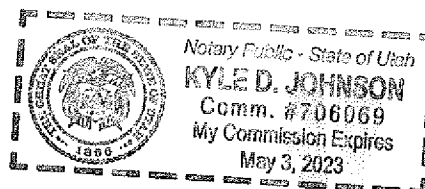
GRANTOR

STATE OF UTAH
COUNTY OF SALT LAKE

On this 29 day of Dec, 2022, before me Kyle D. Johnson, a notary public, personally appeared Austin Pritchett and Kevin Pritchett, Managers of 2700 North Development Group, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public



PROPERTY DESCRIPTION

COM N 312.25 FT & E 1008.07 FT FR E 1/4 COR. SEC. 7, T8S, R3E, SLB&M.; N 43 DEG 45' 0" E 22.96 FT; S 78 DEG 1' 43" E 316.88 FT; S 270.44 FT; E 409.19 FT; S 55 DEG 18' 0" W 319.99 FT; S 34 DEG 42' 1" E 17 FT; S 54 DEG 38' 59" W 1679.18 FT; N 3 DEG 3' 25" E 56.2 FT; ALONG A CURVE TO L (CHORD BEARS: N 1 DEG 11' 50" E 522.44 FT, RADIUS = 8049 FT); ALONG A CURVE TO L (CHORD BEARS: N 10 DEG 35' 7" W 499.38 FT, RADIUS = 1449 FT); ALONG A CURVE TO R (CHORD BEARS: N 18 DEG 1' 10" W 117.32 FT, RADIUS = 1351 FT); N 73 DEG 0' 0" E 1047.84 FT TO BEG. AREA 28.307 AC.

And

COM N 0 DEG 17' 18" W 262.37 FT & E 1338.75 FT FR W 1/4 COR. SEC. 8, T8S, R3E, SLB&M.; S 78 DEG 1' 43" E 123.8 FT; S 78 DEG 17' 50" E 434.92 FT; S 77 DEG 41' 54" E 192.85 FT; S 55 DEG 18' 0" W 168.35 FT; W 596.99 FT; N 250.82 FT TO BEG. AREA 2.781 AC.

And

COM N 0 DEG 17' 18" W 93.05 FT & E 137.76 FT FR NW COR. SEC. 8, T8S, R3E, SLB&M.; S 73 DEG 0' 0" W 149.12 FT; ALONG A CURVE TO L (CHORD BEARS: N 13 DEG 14' 20" W 18.07 FT, RADIUS = 1351 FT); N 75 DEG 38' 37" E 41.22 FT; N 81 DEG 35' 40" E 107.97 FT TO BEG. AREA 0.036 AC.

And

COM N 129.49 FT & W 22.15 FT FR E 1/4 COR. SEC. 7, T8S, R3E, SLB&M.; S 87 DEG 29' 59" E 21.66 FT; S 14.97 FT; S 19 DEG 0' 2" W 35.99 FT; ALONG A CURVE TO R (CHORD BEARS: N 11 DEG 13' 58" W 50.92 FT, RADIUS = 1351 FT) TO BEG. AREA 0.014 AC.

And

COM W 12.23 FT & N 79.55 FT FR E 1/4 COR. SEC. 7, T8S, R3E, SLB&M.; N 19 DEG 0' 22" E 35.99 FT; S 0 DEG 9' 24" E 44.22 FT; S 75 DEG 38' 37" W 9.35 FT; N 12 DEG 31' 19" W 12.81 FT TO BEG. AREA 0.007 AC.

Parcel Nos. 26:052:0037, 26:053:0020, 26:053:0018, 26:050:0037 and 26:050:0043