

NTUT-123843

When Recorded Mail To:

River Run SF, LLC

520 S 850 E Ste A4

Lehi, UT 84043

ENT 75160:2023 PG 1 of 3

ANDREA ALLEN

UTAH COUNTY RECORDER

2023 Nov 16 03:32 PM FEE 40.00 BY TM

RECORDED FOR Northern Title Company - Dr

ELECTRONICALLY RECORDED

WARRANTY DEED

River Run Development, LLC, a Utah Limited Liability Company

and

River Run 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 P.O.Box 871, Lehi, UT 84043, Grantor(s), hereby **CONVEY AND WARRANT** against all claims by, through, or under it to:

River Run SF, LLC, a Utah Limited Liability Company

Grantee(s) of Lehi, 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:

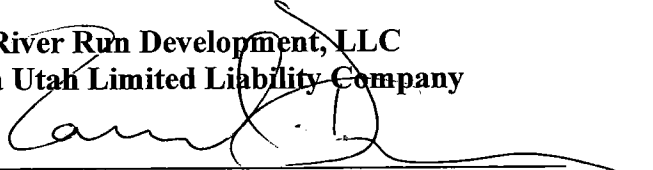
See Attached Exhibit "A"

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 November 15, 2023.

River Run Development, LLC
a Utah Limited Liability Company


By: Samuel A. Drown
Its: Managing Member

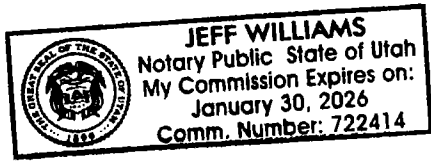
River Run Land Holdings, LLC
a Utah Limited Liability Company

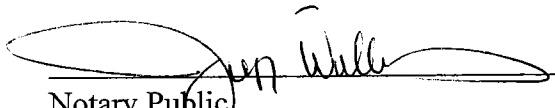

By: Samuel A. Drown
Its: Managing Member

State of Utah }
County of Utah

}§

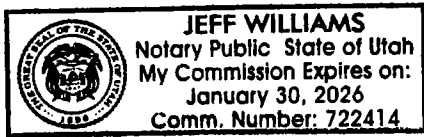
On November 15, 2023, personally appeared before me, a Notary Public, **Samuel A. Drown**, who, being by me duly sworn, did say that he is the **Managing Member of River Run Development, LLC** and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.




Notary Public
Resides: Salt Lake
Commission Expires: 1/30/26

State of Utah }
County of Utah }§

On November 15, 2023, personally appeared before me, a Notary Public, **Samuel A. Drown**, who, being by me duly sworn, did say that he is the **Managing Member of River Run Land Holdings, LLC** 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.



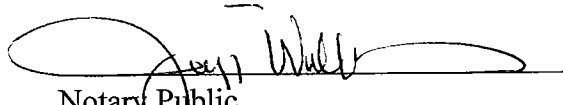

Notary Public
Resides: Salt Lake
Commission Expires: 1/30/26

EXHIBIT "A"

BEGINNING AT A POINT LOCATED NORTH 00°12'21" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.37 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 636.93 FEET; THENCE SOUTH 89°32'56" EAST 143.26 FEET; THENCE NORTH 88°21'24" EAST 242.22 FEET; THENCE NORTH 88°37'29" EAST 228.11 FEET; THENCE SOUTH 10°33'09" EAST 11.25 FEET; THENCE SOUTH 09°06'59" EAST 102.40 FEET; THENCE SOUTH 07°28'37" EAST 99.01 FEET; THENCE SOUTH 07°25'03" EAST 31.31 FEET; THENCE SOUTH 62°00'01" WEST 28.00 FEET; THENCE SOUTH 20°53'57" WEST 185.90 FEET; THENCE SOUTH 30°48'35" WEST 27.23 FEET; THENCE SOUTH 80°39'47" WEST 88.89 FEET; THENCE SOUTH 05°12'59" WEST 121.03 FEET; THENCE SOUTH 08°35'33" WEST 62.40 FEET; THENCE SOUTH 08°07'05" WEST 134.76 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 225.69 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

LESS:

BEGINNING AT A POINT IN AN EXISTING FENCE WHICH LIES N00°12'30"W 2316.90 FEET ALONG THE SECTION LINE AND EAST 701.70 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE FENCE THE FOLLOWING (3) COURSES TO WIT: N02°06'06"E 448.54 FEET, S89°32'56"E 143.26 FEET, N88°21'24"E 242.22 FEET; THENCE ALONG THE EXISTING FENCE AND ITS EXTENSION N88°37'29"E 228.11 FEET; THENCE S10°33'09"E 11.25 FEET; THENCE S09°06'59"E 102.40 FEET; THENCE S07°28'37"E 99.01 FEET; THENCE S07°25'03"E 31.31 FEET; THENCE S62°00'01"W 28.00 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING (2) COURSES TO WIT: S20°53'57"W 185.90 FEET, S30°48'35"W 11.38 FEET; THENCE S85°39'47"W 266.24 FEET; THENCE SOUTHWESTERLY 37.85 FEET ALONG THE ARC OF 500.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4°20'13", THE CHORD BEARS S87°49'53"W 37.84 FEET; THENCE WEST 264.92 FEET TO THE POINT OF BEGINNING.

(27-041-0090, 27-041-0096 & 27-041-0098)