

Mail Recorded Deed & Tax Notice To:
Keystone Construction, LLC, a Utah limited liability company
42 East 1100 South, Ste 1B
American Fork, UT 84003



File No.: 174248-DMP

SPECIAL WARRANTY DEED

River Run SF, LLC, a Utah limited liability company,

GRANTOR(S), of American Fork, 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 American Fork, 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.: 51-753-0099 through 51-753-0108 (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 20 day of December, 2023.

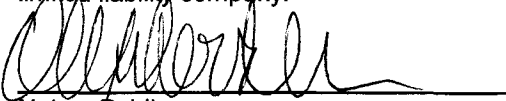
River Run SF, LLC, a Utah limited liability company

BY: 
Michael B. Horan
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 20 day of December, 2023, before me, personally appeared Michael B. 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 River Run SF, LLC, a Utah limited liability company.


Notary Public

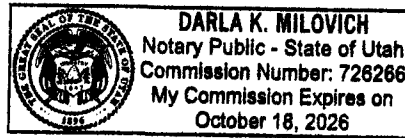


EXHIBIT A
Legal Description

PARCEL 1:

Lots 99A, 100B, 101B, 102B, 103C, 104C, 105B, 106B, 107B and 108A, RIVER RUN TOWNHOMES PLAT "C", an Expandable Planned Unit Development, according to the official plat thereof as recorded in the office of the Utah County Recorder on July 12, 2023 as Entry No. 45070:2023.

PARCEL 1A:

The non-exclusive easements, appurtenant to said Lots, for the use and enjoyment in and to the Common Areas, including the rights of ingress and egress over the private streets shown on the recorded plat of River Run Townhomes Plat "C", as provided for in that certain Declaration of Covenants, Conditions, Easements and Restrictions of River Run Townhomes recorded November 9, 2021 as Entry No. 189528:2021 in the office of the Utah County Recorder, as said Declaration may have heretofore been amended and/or supplemented.