

Mail Recorded Deed and Tax Notice To:  
Highlands at Elk Ridge, LLC, a Utah limited liability company  
79 W 900 N, Ste C  
Springville, UT 84663



File No.: 158134-CAB

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## WARRANTY DEED

BJMKJ Enterprises, Ltd., a Utah limited partnership

**GRANTOR(S)** of Highland, State of Utah, hereby Conveys and Warrants to

Highlands at Elk Ridge, LLC, a Utah limited liability company

**GRANTEE(S)** of Springville, 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.:** 30-074-0040, 30-074-0014 and 30-076-0011 (for reference purposes only)

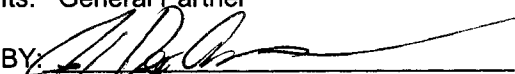
**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 29th day of July, 2022.

BJMKJ Enterprises, Ltd., a Utah limited partnership

BY: The Jay Dee and Debra Newell Christensen Trust dated March 3, 1999  
Its: General Partner

BY:   
Jay Dee Christensen  
Trustee

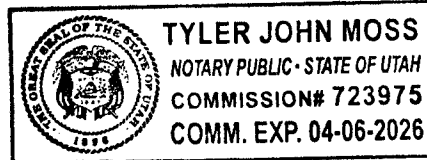
BY:   
Debra N. Christensen  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of July, 2022, before me, personally appeared Jay Dee Christensen, 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 BJMKJ Enterprises, Ltd., a Utah limited partnership.

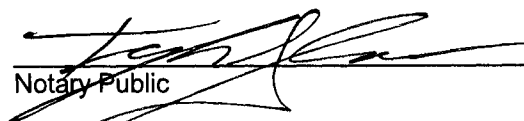
  
Notary Public

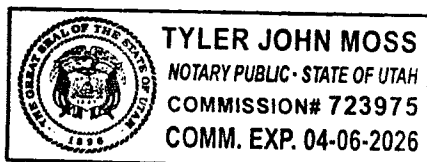


STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of July, 2022, before me, personally appeared Debra N. Christensen, 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 BJMKJ ENTERPRISES, Ltd., a Utah Limited Partnership.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Proposed HIGHLAND PHASE 1 being more particularly described as follows:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°29'52"W 958.89 FEET; ~~ALONG THE NORTH BOUNDARY OF LONDVIEW MEADOW SUBDIVISION~~; THENCE N00°26'11"E 240.87 FEET; THENCE N66°33'10"E 126.72 FEET; THENCE S88°58'07"E 220.04 FEET; THENCE N85°36'43"E 252.56 FEET; THENCE N33°09'58"E 650.31 FEET; THENCE NORTHEASTERLY 168.03 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 25°08'12"; THE CHORD BEARS N45°44'04"E 166.68 FEET; THENCE N58°18'10"E 36.29 FEET; THENCE NORTHEASTERLY 28.07 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 107°12'45"; THE CHORD BEARS N04°41'47"E 24.15 FEET; THENCE N52°00'15"E 57.03 FEET; THENCE N48°54'35"W 51.69 FEET; THENCE N33°02'53"E 207.91 FEET; THENCE N50°55'29"W 102.38 FEET; THENCE N46°40'01"W 276.55 FEET; THENCE ALONG THE SOUTH BOUNDARY OF PREMIER POINT PHASE 3 SUBDIVISION THE FOLLOWING 3 COURSES TO WIT: (1) S89°53'12"E 493.04 FEET, (2) N29°21'11"W 9.79 FEET, (3) N89°42'27"E 23.12 FEET; THENCE S29°45'31"E 288.74 FEET; THENCE S21°47'03"E 36.39 FEET; THENCE NORTHWESTERLY 56.22 FEET ALONG THE ARC OF A 87.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 37°01'24", THE CHORD BEARS N52°08'34"W 55.24 FEET; THENCE N70°39'16"W 54.20 FEET; THENCE SOUTHWESTERLY 22.25 FEET ALONG THE CURVE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 84°57'56", THE CHORD BEARS S66°51'46"W 20.27 FEET; THENCE SOUTHWESTERLY 91.66 FEET ALONG THE ARC OF A 304.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 17°16'31", THE CHORD BEARS S33°01'04"W 91.31 FEET; THENCE S41°39'19"W 129.91 FEET; THENCE S32°11'05"E 275.84 FEET; THENCE S22°55'01"E 100.00 FEET; THENCE S21°58'54"E 111.04 FEET; THENCE S18°23'12"E 116.95 FEET; THENCE S11°56'07"E 120.68 FEET; THENCE S07°06'02"E 223.44 FEET; THENCE S01°33'49"E 204.90 FEET; THENCE S89°16'25"W 719.01 FEET TO THE POINT OF BEGINNING