



MAIL TAX NOTICE TO GRANTEE:  
SALISBURY LAND DEVELOPMENT, LLC  
494 West 1300 North  
Springville UT 84603  
File Number: 2050999LD

ENT86714:2021 PG 1 of 2  
Andrea Allen  
Utah County Recorder  
2021 May 07 02:09 PM FEE 40.00 BY IP  
RECORDED FOR Old Republic Title (Union Park)  
ELECTRONICALLY RECORDED

### SPECIAL WARRANTY DEED

Mesquite Presidio, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS AGAINST THE ACTS OF GRANTOR ONLY to

**SALISBURY LAND DEVELOPMENT, LLC,**

GRANTEE

the following tract of land in Utah County, State of Utah, to-wit

See Attached Legal Description  
TAX ID NUMBER FOR PROPERTY: 27-037-0003 and 27-037-0042

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

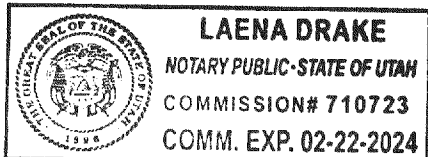
Effective as of this 5th day of May, 2021.

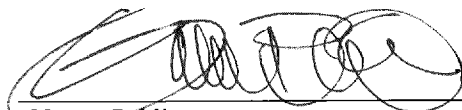
  
Ken Murdock, Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 5th day of May, 2021, personally before me appeared Ken Murdock, who proven on the basis of satisfactory evidence is the Manager of Mesquite Presidio LLC, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



  
Notary Public  
Residing In: Salt Lake  
Commission Expires: 02/22/2024

## EXHIBIT A

## THE VILLAGE AREA

**PRELIMINARY DESCRIPTION MAPLETON VILLAGE PRELIMINARY PLAT VILLAGE AREA, JANUARY 2021:**

A portion of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, Mapleton, Utah, more particularly described as follows:

Beginning at a point on the west line of the Strawberry Canal Right-of-Way, said point being located  $S0^{\circ}03'08''E$  along the section line 1366.58 feet and West 1294.75 feet from the Northeast Corner of Section 27, T8S, R3E, S.L.B.& M.; thence along said line the following nine(9) courses:  $S17^{\circ}59'00''E$  5.85 feet; thence  $N89^{\circ}44'32''E$  24.63 feet; thence  $S17^{\circ}59'00''E$  33.17 feet; thence along the arc of a 754.46 foot radius curve to the left 303.81 feet through a central angle of  $23^{\circ}04'19''$  (chord:  $S29^{\circ}31'09''E$  301.76 feet); thence  $S41^{\circ}10'57''E$  321.59 feet; thence along the arc of a 113.13 foot radius curve to the right 124.24 feet through a central angle of  $62^{\circ}55'26''$  (chord:  $S9^{\circ}43'14''E$  118.09 feet); thence  $S21^{\circ}39'03''W$  496.33 feet; thence along the arc of a 1462.32 foot radius curve to the left 206.74 feet through a central angle of  $8^{\circ}06'02''$  (chord:  $S17^{\circ}36'02''W$  206.57 feet); thence  $S13^{\circ}33'03''W$  33.96 feet to the quarter section line; thence  $S89^{\circ}24'59''W$  along said line 1519.25 feet to the Center Quarter Corner; thence  $N0^{\circ}11'11''W$  along the quarter section line 55.25 feet; thence  $S87^{\circ}18'35''W$  864.43 feet to the easterly line of Highway 89; thence along said easterly line and the arc of a 5729.58 foot radius non-tangent curve (radius bears:  $S71^{\circ}20'46''W$ ) to the left 151.61 feet through a central angle of  $1^{\circ}30'58''$  (chord:  $N19^{\circ}24'43''W$  151.60 feet); thence  $N87^{\circ}55'14''E$  664.84 feet; thence  $N0^{\circ}00'34''W$  1079.85 feet; thence  $N89^{\circ}29'56''E$  245.72 feet to the quarter section line; thence  $N0^{\circ}11'11''W$  along said line 85.76 feet; thence  $N89^{\circ}21'40''E$  along the sixteenth line 1360.14 feet to the point of beginning.