

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

ENT 87591:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 12 03:27 PM FEE 40.00 BY AS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.: 185198-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.: 51-785-0136, 51-785-0137, 51-785-0138, 51-785-0139 and 51-785-0140 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11th day of December, 2024.

River Run SF, LLC, a Utah limited liability company

BY: [Signature]
Tyler Horan
Manager

STATE OF UTAH

COUNTY OF Utah

On this 11th day of December, 2024, before me, personally appeared Tyler 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.

[Signature]
Notary Public

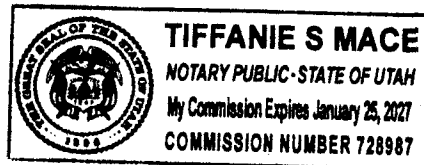


EXHIBIT A
Legal Description

Lots 136C, 137B, 138B, 139B, and 140A, RIVER RUN PLAT "E", according to the official plat thereof, recorded August 29, 2024 as Entry No. 58995:2024, in the Utah County Recorder's office.