

File No. 90838



ENT 88396:2018 PG 1 of 2
Jeffery Smith
Utah County Recorder
2018 Sep 14 03:07 PM FEE 13.00 BY CS
RECORDED FOR Hickman Land Title - Layton
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

CHARTWELL COMMUNITIES, LLC, a Utah limited liability company

a limited liability company organized and existing under the laws of the State of Utah, Grantor, with its principal office at the State of Utah, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to

JUNIPER SPRINGS TOWNHOMES, LLC

Grantees 95 South River Bend Way Ste A, North Salt Lake UT 84054; For the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Utah County, State of Utah.

See attached Exhibit "A"

Tax Roll No. 58-040-0345; 58-040-0434

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized managing member, this 10 day of September A.D. 2018.


CHARTWELL COMMUNITIES, LLC, a Utah limited liability company
By: WESTATES COMPANIES, LLC

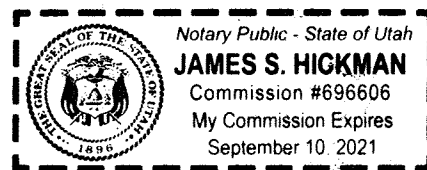

By: STAN T. ROWLAN, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
 SS
County of Cache)

On the 10 day of September A.D. 2018 personally appeared before me STAN T. ROWLAN who being by me duly sworn did say, that he is a manager of WESTATES COMPANIES, LLC, a Utah Limited Liability Company and that WESTATES COMPANIES, LLC is the manager of CHARTWELL COMMUNITIES, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.


Notary Public
Commission expires:
Residing in:



File No. 90838

Exhibit A

PARCEL 1: Beginning at a point which is North $89^{\circ}18'39''$ West along section line 2212.12 feet and South 2392.49 feet from the Northeast corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South $31^{\circ}56'32''$ East 323.76 feet; thence South $46^{\circ}15'26''$ East 414.47 feet; thence South $23^{\circ}00'32''$ West 446.29 feet; thence South $59^{\circ}50'15''$ West 235.54 feet; thence along the arc of a 646.00 foot radius curve to the right 456.26 feet (central angle = $40^{\circ}28'02''$), the chord of which bears North $38^{\circ}58'56''$ West 446.84 feet; thence North $18^{\circ}44'55''$ West 220.25 feet; thence along the arc of a 496.00 foot radius curve to the right 22.90 feet (central angle = $02^{\circ}38'42''$), the chord of which bears North $17^{\circ}25'34''$ West 22.90 feet; thence North $67^{\circ}42'26''$ East 84.67 feet; thence along the arc of a 800.00 foot radius curve to the right 67.91 feet (central angle = $04^{\circ}51'49''$), the chord of which bears North $17^{\circ}42'42''$ West 67.89 feet; thence North $15^{\circ}16'47''$ West 205.71 feet; thence North $12^{\circ}32'11''$ East 35.15 feet; thence along the arc of a 247.00 foot radius curve to the left 107.74 feet (central angle = $24^{\circ}59'32''$), the chord of which bears North $00^{\circ}02'25''$ East 106.89 feet; thence along the arc of a 5103.00 foot radius curve to the left 91.64 feet (central angle = $01^{\circ}01'44''$), the chord of which bears North $73^{\circ}40'53''$ East 91.64 feet; thence North $73^{\circ}10'01''$ East 174.46 feet to the point of beginning.

PARCEL 2: Commencing at a point North 2,470.26 feet and West 2,370.82 feet from the Southeast corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along a curve to the right (chord bears: North $01^{\circ}45'31''$ West 244.84 feet, radius = 496 feet); thence North $12^{\circ}31'46''$ East 50.92 feet; thence South $15^{\circ}16'47''$ East 204.95 feet; thence along a curve to the left (chord bears: South $17^{\circ}42'42''$ East 67.89 feet, radius = 807.7 feet); thence South $67^{\circ}42'28''$ West 84.51 feet; thence South $67^{\circ}42'06''$ West 0.15 feet to the point of beginning.

Parcel No.: 58-040-0345, 58-040-0434