

**PREPARED BY:**  
Fidelity National Title Agency of Utah, LLC.  
9071 South 1300 West, Suite 215  
West Jordan, UT 84088

**MAIL TAX NOTICES TO:**  
VPAMH Brixton LB LLC, a Delaware limited liability company  
23975 Park Soorento Suite 300 Calabasas, CA 91302

**Order No.:** FTUT2202424-BA

APN/Parcel ID(s) 58:041:0021 and 58:041:0267

### **SPECIAL WARRANTY DEED**

Saratoga 262 Partners LLC, a Utah Limited Liability Company, Grantor, of , , hereby conveys and warrants against all who claim by, through, or under Grantor to, VPAMH Brixton LB LLC, a Delaware limited liability company, Grantee, of Vacant Land, Saratoga Springs, UT 84045, for the sum of No Dollars And No/100 Dollars (\$0.00) and other good and valuable consideration, the following described tract(s) of land in County of Utah, State of Utah, to wit:

**For APN/Parcel ID(s): 58:041:0021 and 58:041:0267**

A part of the Southeast Quarter of Section 33 and the Southwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga City, Utah County, Utah, being more particularly described as follows:

Beginning at a point at the East Quarter corner of Section 33, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°21'32" West 130.55 feet; thence North 89°16'31" West 487.49 feet; thence South 32°18'00" East 719.53 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 400.00 feet (radius bears: North 81°18'58" East) a distance of 164.87 feet through a central angle of 23°36'58" Chord: South 20°29'31" East 163.71 feet; thence South 32°18'00" East 262.72 feet; thence South 57°42'00" West 257.82 feet; thence along the arc of a curve to the right with a radius of 149.50 feet a distance of 50.81 feet through a central angle of 19°28'26" Chord: South 67°26'13" West 50.57 feet; thence South 77°10'26" West 229.68 feet; thence along the arc of a curve to the left with a radius of 149.50 feet a distance of 50.81 feet through a central angle of 19°28'26" Chord: South 67°26'13" West 50.57 feet; thence South 57°42'00" West 436.82 feet; thence North 32°22'11" West 1,344.35 feet; thence North 322.15 feet; thence South 89°19'11" East 129.51 feet; thence North 129.53 feet; thence South 89°19'11" East 1,400.93 feet to the point of beginning.

Subject to:

Easements, restrictions, and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Pursuant to Utah Code § Utah Code 10-9a-103(65)(c)(v) Grantor states that the conveyance is made in anticipation of future land use approvals, does not confer any land use approvals, and has not been approved by the land use authority

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR(S):**

Saratoga 262 Partners LLC, a Utah Limited Liability Company

BY:   
Larry Myler, Manager

State of UTAH

County of SL

On this 08<sup>th</sup> day of 07, in the year 2022 personally appeared before me, Larry Myler, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of Saratoga 262 Partners LLC, a Utah Limited Liability Company, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: 

