

Mail Recorded Deed and Tax Notice To:
D.R. Horton, Inc., a Delaware corporation
12351 S. Gateway Park Pl., #D100
Draper 84020

ENT 134018:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jul 30 04:43 PM FEE 196.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 145888-DMP

SPECIAL WARRANTY DEED

Tace LLC, a Utah limited liability company

GRANTOR(S) of Highland, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

HVAF, LLC, a Utah limited liability company and HVAF2, LLC, a Utah limited liability company

GRANTEE(S) of Highland, 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.: 38-654-0001, 38-654-0002, 38-654-0003, 38-654-0004, 38-654-0005, 38-654-0006, 38-654-0007, 38-654-0008, 38-654-0009, 38-654-0010, 38-654-0011, 38-654-0012, 38-654-0013, 38-654-0014, 38-654-0015, 38-654-0016, 38-654-0017, 38-654-0018, 38-654-0019, 38-654-0020, 38-654-0021, 38-654-0022, 38-654-0023, 38-654-0024, 38-654-0025, 38-654-0026, 38-654-0027, 38-654-0028, 38-654-0029, 38-654-0030, 38-654-0031, 38-654-0032, 38-655-0033, 38-655-0034, 38-655-0035, 38-655-0036, 38-655-0053, 38-655-0054, 38-655-0055, 38-655-0056, 38-642-0004, 13-040-0089, 13-040-0103 and 13-040-0105 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28th day of July, 2021.

Tace LLC, a Utah limited liability company

BY: 

Bart Brockbank
Manager/Member

STATE OF UTAH

COUNTY OF SALT LAKE

On 28th day of July, 2021, before me, personally appeared Bart Brockbank, 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 Tace LLC, a Utah limited liability company.


Notary Public

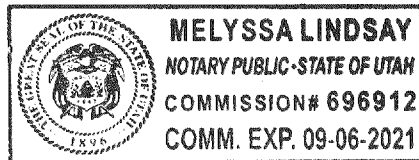


EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 1:

Lots 1 through 32, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 1, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188976:2020.

PARCEL 1A:

Non-exclusive easement for access, as established by the EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 1, recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188976:2020.

PARCEL 2:

Lots 33 through 36, inclusive, and Lots 53 through 56, inclusive, EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188977:2020.

PARCEL 2A:

Non-exclusive easement for access, as established by the EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 2, recorded in the office of the Utah County Recorder, State of Utah on November 30, 2020 as Entry No. 188977:2020.

PARCEL 3:

Lot 4, EDGEWATER NORTH SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on July 20, 2020 as Entry No. 103481:2020.

PARCEL 4:

Beginning at a point which is South 89°53'29" East along the section line 426.31 feet and South 2800.40 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence S 89°06'00" E 53.00 feet to a point of curvature; thence along an arc 23.59 feet to the right, having a radius of 15.00 feet, the chord bears N 45°57'19" E 21.23 feet to a point on the Southern right of way line of 350 South; thence S 88°56'04" E 570.12 feet to a point of curvature; thence along an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet, more or less, to the Western right of way line of 1100 West; thence along said right of way the following five (5) calls: 1) S 0°56'33" W 140.54 feet; 2) along an arc 114.04 feet to the right, having a radius of 710.50 feet, the chord bears S 5°32'27" W 113.92 feet; 3) S 10°08'21" W 120.25 feet; 4) along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; 5) S 0°56'33" W 9.86 feet to a point of curvature; thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence S 0°50'57" W 60.49 feet, more or less, to the Southern right of way line of 450 South; thence N 88°56'04" W 531.16 feet to a point of curvature; thence along an arc 23.61 feet to the left, having a radius of 15.00 feet, the chord bears S 45°58'58" W 21.24 feet: thence N 89°06'00" W 53.00 feet; thence N 0°54'00" E 609.42 feet to the point of beginning.

Tax Id No.: 38-654-0001, 38-654-0002, 38-654-0003, 38-654-0004, 38-654-0005, 38-654-0006, 38-654-0007, 38-654-0008, 38-654-0009, 38-654-0010, 38-654-0011, 38-654-0012, 38-654-0013, 38-654-0014, 38-654-0015, 38-654-0016, 38-654-0017, 38-654-0018, 38-654-0019, 38-654-0020, 38-654-0021, 38-654-0022, 38-654-0023, 38-654-0024, 38-654-0025, 38-654-0026, 38-654-0027, 38-654-0028, 38-654-0029, 38-654-0030, 38-654-0031, 38-654-0032, 38-655-0033, 38-655-0034, 38-655-0035, 38-655-0036, 38-655-0053, 38-655-0054, 38-655-0055, 38-655-0056, 38-642-0004, 13-040-0089, 13-040-0103 and 13-040-0105

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Utah County, State of Utah, more particularly described as follows:

Beginning at a point which is South 89°53'29" East along the section line 426.31 feet and South 2800.40 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 89°06'00" E 53.00 feet to a point of curvature; thence along an arc 23.59 feet to the right, having a radius of 15.00 feet, the chord bears N 45°57'19" E 21.23 feet to a point on the southern right of way line of 350 South; thence S 88°56'04" E 570.12 feet to a point of curvature; thence along an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet more or less to the western right of way line of 1100 West; thence along said right of way the following five (5) calls: 1) S 0°56'33" W 140.54 feet; 2) along an arc 114.04 feet to the right, having a radius of 710.50 feet, the chord bears S 5°32'27" W 113.92 feet; 3) S 10°08'21" W 120.25 feet; 4) along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; 5) S 0°56'33" W 9.86 feet to a point of curvature; thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence S 0°50'57" W 60.49 feet more or less to the southern right of way line of 450 South; thence N 88°56'04" W 531.16 feet to a point of curvature; thence along an arc 23.61 feet to the left, having a radius of 15.00 feet, the chord bears S 45°58'58" W 21.24 feet; thence N 89°06'00" W 53.00 feet; thence N 0°54'00" E 609.42 feet to the POINT OF BEGINNING.

Serial: 13:040:0150