

Mail Recorded Deed and Tax Notice To:  
Deer Park, LLC, a Utah limited liability company  
520 South 850 East, Suite A4  
Lehi, UT 84043



File No.: 147516-DMP

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## WARRANTY DEED

AF Giddings, LLC, a Utah limited liability company

**GRANTOR(S)** of Sundance, State of Utah, hereby Conveys and Warrants to

Deer Park, LLC, a Utah limited liability company

**GRANTEE(S)** of Lehi, 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.:** 13-067-0018 (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 22nd day of December, 2021.

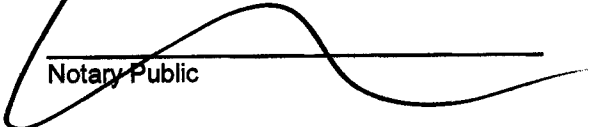
AF Giddings, LLC, a Utah limited liability company

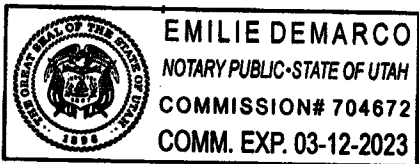
BY:   
W. Alan Thomson  
Authorized Signer

STATE OF UTAH

COUNTY OF UTAH

On 22nd day of December, 2021, before me, personally appeared W. Alan Thomson, 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 AF Giddings, LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Commencing 4.20 chains East and 5.40 chains South of the Northwest corner of the Southeast quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 21.60 chains; thence East 3.10 chains; thence North 21.60 chains; thence West 3.10 chains to the beginning.

**ALSO:**

Commencing 4.2 chains East of the Northwest corner of the Southeast quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Meridian; thence South 5.40 chains; thence East 3.10 chains; thence South 21.60 chains; thence East 1.03 chains; thence North 27.00 chains; thence West 4.13 chains to the beginning.



WHEN RECORDED, RETURN TO:

Deer Park, LLC  
520 South 850 East, Suite A4  
Lehi, Utah 84043

ENT 6074:2023 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Feb 01 9:36 am FEE 40.00 BY MG  
RECORDED FOR DEER PARK LLC

Tax Parcel ID No.: 13:067:0018

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**QUITCLAIM DEED**

Deer Park, LLC (“Grantor”);

Does hereby QUITCLAIM to:

Deer Park, LLC (“Grantee”);

For the sum of ten dollars (\$10.00), the following described tract of land situated in Utah County, State of Utah:

See Exhibit A attached hereto.

**Note:** Pursuant to Utah Code § 10-9a-103(65)(c)(v) (2021), Grantor states that the conveyance of land set forth herein: (a) is made in anticipation of future land use approvals on the parcel; (b) does not confer any land use approvals; and (c) has not been approved by the land use authority.

*[End of Instrument. Signature Pages Follow.]*

WHEREFORE, the foregoing has been executed effective as of the date signed by all parties.

**GRANTOR:**

Deer Park, LLC

*Michael B. Horan*  
Michael B. Horan, Manager

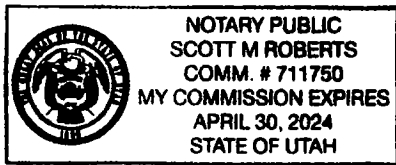
Date: 1/31/23

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 31 day of January, 2023, by Michael B. Horan in his capacity as Manager of Deer Park, LLC.

*SMR*  
Notary Public

SEAL:



**EXHIBIT A****(Legal Description of Property)**

A parcel of land being a part of an entire tract described in that Warranty Deed recorded December 27, 2021 as Entry No. 212962:2021 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at the southwesterly corner of Lot 1, Deer Park Subdivision recorded April 5, 2022 as Entry No. 42674:2022, having Map No. 18261 in the Office of said Recorder, which is 631.46 feet S. 89°00'19" E. along a monument line and 1970.35 feet North from a Reference Monument to the South Quarter Corner of said Section 26; said point also being 548.06 feet S. 89°48'53" E. along the Section line and 1899.49 feet North from said South Quarter Corner of Section 26; thence N. 64°51'27" W. 301.49 feet to the westerly boundary line of said entire tract; thence N. 00°22'32" E. (Deed = North) 627.37 feet along said westerly boundary line to the Quarter Section line; thence S. 89°56'25" E. (Deed = East) 275.00 feet along said Quarter Section line to a northerly extension of the westerly line of said Lot 1, Deer Park Subdivision; thence S. 00°28'09" W. 755.19 feet along said extension and westerly line of Lot 1, Deer Park Subdivision to the Point of Beginning.

The above-described parcel of land contains 189,710 sq ft or 4.355 acres, more or less.

BASIS OF BEARING S. 89°00'19" E. along a monument line between the Reference Monuments to the South Quarter Corner and the Southeast Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian.