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10/7/2021 10:59:00 AM \$40.00  
Book - 11250 Pg - 6643-6645  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
STEWART TITLE INS AGCY OF UT  
BY: eCASH, DEPUTY - EF 3 P.

**MAIL TAX NOTICE TO:**  
Bella Vea Partners, LLC  
67 South Main #300  
Layton Utah 84041

33-07-226-031  
33-07-226-032

### SPECIAL WARRANTY DEED

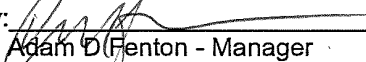
ADF Bella Vea, LLC and JJS Bella Vea, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Bella Vea Partners, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

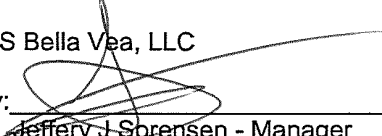
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 5th day of October, 2021.

ADF Bella Vea, LLC

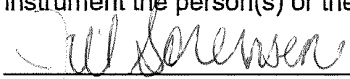
By:   
Adam D. Fenton - Manager

JJS Bella Vea, LLC

By:   
Jeffery J. Sorensen - Manager

State of Utah  
County of Salt Lake

On this 5th day of October 2021, personally appeared before me, the undersigned Notary Public, Adam D Fenton the Manager of ADF Bella Vea, LLC and Jeffery J Sorensen the Manager of JJS Bella Vea, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
Notary Public  
My commission expires: 9/5/2022



File No.: 1153984  
Warranty Deed

Page 1 of 2

**Two (2) parcels of land Situate within the Northeast Quarter of Section 07, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Located in Herriman City, County of Salt Lake, State of Utah said parcels being all of Lots 1, 3, Parcel 'A' (open space) and a portion of Bella Bluff Drive (14230 South) all within BellaVea Ph 3 Subdivision (unrecorded at the time of this description) said parcels being more particularly described as follows:**

**Parcel One (1):**

Beginning at a point in the South line of said Bella Bluff Drive, said point being South  $0^{\circ}27'51''$  West, along the East line of the Northeast Quarter, a distance of 387.32 feet and North  $89^{\circ}32'09''$  West, perpendicular to said Quarter Section line, a distance of 166.74 feet, from the Northeast Corner of Said Section 07, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South  $53^{\circ}19'50''$  East, along the South line of said Bella Bluff Drive, a distance of 46.17 feet, to the East line of Bella Vea P.U.D. Phase 2, a planned unit development, recorded in Book 2021, at Page 167 of official records; thence North  $36^{\circ}40'10''$  East, along said East line, a distance of 163.34 feet, to the West Line of the Herriman City Parcel, per Special Warranty Deed, recorded December 05, 2016, as Entry No.: 12426523, In Book 10507, at Page 2072 of official records; and running thence along the west line of said herriman city parcel the following Six (6) courses: (1) South  $0^{\circ}27'51''$  West, a distance of 134.47 feet; (2) South  $36^{\circ}40'10''$  West, a distance of 54.83 feet; (3) Southeasterly along the arc of a 24.50 foot non-tangent curve to the right, through a central angle of  $50^{\circ}23'40''$ , a distance of 21.55 feet, subtended by a long chord bearing South  $28^{\circ}08'00''$  East, a distance of 20.86 feet, to a point of reverse curvature; (4) Southeasterly along the arc of a 55.50 foot curve to the left, though a central angle of  $40^{\circ}35'59''$ , a distance of 39.33 feet, subtended by a long chord bearing South  $23^{\circ}14'10''$  East, a distance of 38.51 feet, to a point of reverse curvature; (5) southeasterly along the arc of a 24.50 foot radius curve to the right, though a central angle of  $44^{\circ}45'17''$ , a distance of 19.14 feet, subtended by a long chord bearing South  $21^{\circ}48'34''$  West, a distance of 18.65 feet to a point of reverse curvature; (6) Southwesterly along the arc of a 567.00 foot radius curve to the right, though a central angle of  $22^{\circ}37'06''$ , a distance of 223.83 feet, subtended by a long chord bearing South  $12^{\circ}31'41''$  West, a distance of 222.38 feet, to the South line of Said Lot 1, Bella Vea Ph3 Subdivision; thence along the lines of said Lot 1, the following Five (5) courses: (1) North  $65^{\circ}45'43''$  West, a distance of 86.08 feet; (2) North  $51^{\circ}32'44''$  West, a distance of 202.97 feet; (3) North  $38^{\circ}27'16''$  East, a distance of 31.22 feet; (4) North  $51^{\circ}32'44''$  West, a distance of 5.50 feet; (5) North  $38^{\circ}27'16''$  East, a distance of 221.99 feet to the point of beginning.

**Parcel Two (2):**

Beginning at a point South  $0^{\circ}27'51''$  West, a distance of 1342.90 feet, to the North  $1/16^{\text{th}}$  corner common to Section 07 & 08; thence North  $89^{\circ}50'48''$  West, along the East-West  $1/16^{\text{th}}$  line of the Northeast Quarter, a distance of 520.87 feet, from the Northeast Corner of said Section 07, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North  $89^{\circ}50'48''$  West, continuing along said East-West  $1/16^{\text{th}}$  line, a distance of 320.69 feet, the East line of Bella Vea P.U.D. Ph 1 (Amended) recorded in Book 2021P, at Page 038; thence North  $00^{\circ}27'20''$  East, along said East line, a distance of 167.07 feet to the corner of said Lot 3, Bella Vea Ph 3 Subdivision; thence along the lines of said Lot 3 the following Eleven (11) Courses: (1) South  $53^{\circ}21'49''$  East, a distance of 65.12 feet; (2) North  $38^{\circ}40'45''$  East, a distance of 22.90 feet; (3) North

06° 08' 05" East, a distance of 29.90 feet; **(4)** North 38° 27' 16" East, a distance of 23.21 feet; **(5)** North 50° 21' 37" West, a distance of 22.24 feet; **(6)** North 38° 09' 05" East, a distance of 238.19 feet, to a point of curvature; **(7)** Easterly along the arc of a 4.50 foot-radius non-tangent curve to the right, through a central angle of 90°36'23", a distance of 7.12 feet, subtended by a long chord bearing North 83°09'05" East, a distance of 6.40 feet; **(8)** South 51° 32' 44" East, a distance of 13.50 feet; **(9)** North 38° 27' 16" East, a distance of 66.34 feet; **(10)** South 51° 32' 44" East, a distance of 310.53 feet; **(11)** South 38° 24' 00" West, a distance of 315.86 feet to the point of beginning.

Parcel One (1) and Two (2) contain: 206,797 Square Feet, or 4.747 Acres

13686736  
6/9/2021 12:21:00 PM \$40.00  
Book - 11188 Pg - 451-452  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
STEWART TITLE INS AGCY OF UT  
BY: eCASH, DEPUTY - EF 2 P.

**MAIL TAX NOTICE TO:**  
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67 South Main #300  
Layton Utah 84041

### SPECIAL WARRANTY DEED

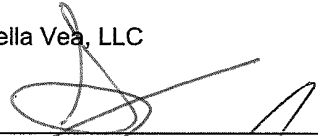
ADF Bella Vea, LLC and JJS Bella Vea, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Bella Vea Partners, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

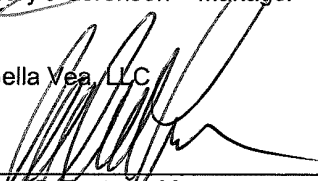
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 26th day of May, 2021.

JJS Bella Vea, LLC

By:   
Jeffery J Sorensen - Manager

ADF Bella Vea, LLC

By:   
Adam D Fenton - Manager

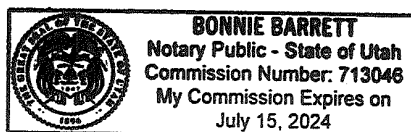
State of Utah  
County of Salt Lake

On this 26th day of May, personally appeared before me, the undersigned Notary Public, Jeffery J Sorensen, Member of JJS Bella Vea, LLC and Adam D Fenton the Manager of ADF Bella Vea, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
Notary Public

My commission expires: 7/15/24

File No.: 1153984  
Warranty Deed



Page 1 of 2

## EXHIBIT "A" LEGAL DESCRIPTION

(The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

A parcel of land situate within the Northeast Quarter of Section 07, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, County of Salt Lake, State of Utah, and being more particularly described as follows:  
beginning at a point on the Southerly line of Bella Bluff Drive, per the Bella Vea p.u.d. Phase 2 plat, said point being South 0°27'51" West, along the east line of the Northeast Quarter, a distance of 387.32 feet and North 89°32'09" West, perpendicular to said section line, a distance of 166.74 feet, from the Northeast Corner of said Section 07; thence South 38°27'16" West, a distance of 221.99 feet; thence South 51°32'44" East, a distance of 5.50 feet; thence South 38°27'16" West, a distance of 31.22 feet; thence South 51°32'44" East, a distance of 202.97 feet; thence South 65°45'43" East, a distance of 86.08 feet, to the West line of the Heriiman City parcel, per Special Warranty Deed, recorded December 05, 2016, as Ent. 12426523, in BK. 10507, at PG. 2072 of official records; thence Southwesterly along the said West line and the arc of a 567.00 foot non-tangent curve to the right, through a central angle of 14°33'47", a distance of 144.11 feet, subtended by a long chord bearing South 31°07'07" West, a distance of 143.73 feet, to a point of tangency; thence South 38°24'00" West, continuing along said West line, a distance of 282.83 feet; thence departing said West line bearing North 51°32'44" West, a distance of 310.53 feet; thence South 38°27'16" West, a distance of 66.34 feet; thence North 51°32'44" West, a distance of 13.50 feet; thence Southwesterly along the arc of a 4.50 foot radius curve to the left, though a central angle of 90°36'23", a distance of 7.12 feet, subtended by a long chord bearing South 83°09'05" West, a distance of 6.40 feet; thence South 38°09'05" West, a distance of 238.19 feet; thence South 50°21'37" East, a distance of 22.24 feet; thence South 38°27'16" West, a distance of 23.21 feet; thence South 6°08'05" West, a distance of 29.90 feet; thence South 38°40'45" West, a distance of 22.90 feet; thence North 53°21'49" West, a distance of 65.12 feet, to the Easterly line of Bella Vea P.U.D. Phase 1 (Amended); thence North 51°36'05" West, along said Easterly line, a distance of 230.81 feet; thence North 36°18'07" West, continuing along said Easterly line, a distance of 60.22 feet, to the Southerly line of Daro Drive, per aforesaid Bella Vea P.U.D. Phase 2 plat; thence along the lines of said Phase 2 plat the following four (4) courses: (1) Northeasterly along the arc of a 226.50 feet non-tangent curve to the left, though a central angle of 27°53'45", a distance of 110.28 feet, subtended by a long chord bearing North 52°20'53" East, a distance of 109.19 feet; (2) North 38°24'00" East, a distance of 895.17 feet; (3) Northeasterly along the arc of a 14.50 foot radius curve to the right, though a central angle of 88°16'10", a distance of 22.34 feet, subtended by a long chord bearing North 82°32'05" East, a distance of 20.19 feet; (4) South 53°19'50" East, along aforesaid Southerly line of Bella Bluff Drive, a distance of 293.33 feet, to the point of beginning.

Tax ID No. 33-07-226-007, 33-07-226-008, and 33-07-226-010