

Mail Recorded Deed & Tax Notice To:
White Horse Land, LLC, a Utah limited liability company
42 East 100 South, Suite 1A
American Fork, UT 84003

ENT 71306:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Oct 15 04:17 PM FEE 40.00 BY AS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.: 183236-DMP

SPECIAL WARRANTY DEED

Hawkmoon Holdings, LLC, a Utah limited liability company and River Run SF, LLC, a Utah limited liability company, as their interests appear,

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

White Horse Land, LLC, a Utah limited liability company,

GRANTEE(S), of American Fork, 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.: 27-041-0110, 27-041-0112 and 27-041-0113 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 15th day of October, 2024.

Hawkmoon Holdings, LLC, a Utah limited liability company

BY: 
Tyler Horan
Manager

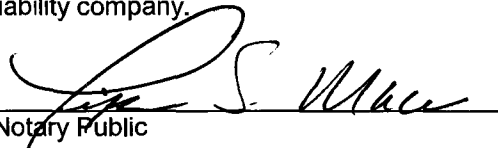
River Run SF, LLC, a Utah limited liability company

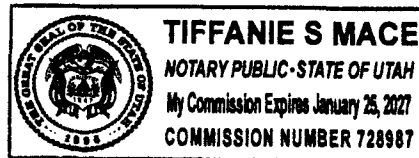
BY: 
Tyler Horan
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 15th day of October, 2024, before me, personally appeared Tyler Horan, 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 Hawkmoon Holdings, LLC, a Utah limited liability company.

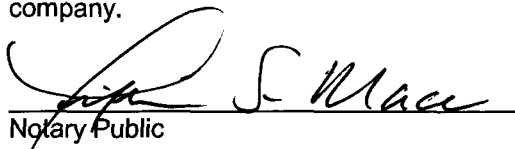

Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 15th day of October, 2024, before me, personally appeared Tyler Horan, 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 River Run SF, LLC, a Utah limited liability company.


Notary Public

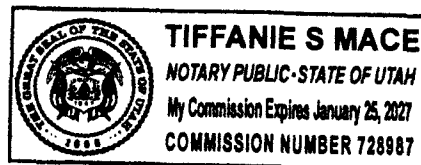


EXHIBIT A
Legal Description

PROPOSED RIVER RUN PLAT "F", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 00°12'30" WEST 1809.03 FEET ALONG THE SECTION LINE AND EAST 993.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 03°02'37" EAST 72.93 FEET; THENCE EAST 112.18 FEET; THENCE NORTH 26.00 FEET; THENCE EAST 30.97 FEET; THENCE NORTH 59°00'00" EAST 150.64 FEET; THENCE NORTH 31°00'05" WEST 73.51 FEET; THENCE SOUTH 59°00'00" WEST 84.93 FEET; THENCE SOUTHWEST 44.91 FEET ALONG THE ARC OF A 160.00-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS SOUTH 67°02'29" WEST 44.76 FEET; THENCE NORTH 14°55'01" WEST 60.00 FEET; THENCE NORTH 02°36'11" EAST 133.56 FEET; THENCE NORTH 04°20'13" WEST 18.30 FEET; THENCE NORTH 85°39'48" EAST 33.81 FEET; THENCE NORTH 04°20'13" WEST 99.00 FEET; THENCE NORTH 85°39'47" EAST 153.63 FEET; THENCE NORTHEAST 76.11 FEET ALONG THE ARC OF A 210.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS NORTH 75°16'47" EAST 75.70 FEET; THENCE SOUTHEAST 22.48 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS SOUTH 72°10'36" EAST 20.43 FEET; THENCE NORTH 60°45'00" EAST 17.57 FEET; THENCE SOUTH 29°15'00" EAST 152.47 FEET; THENCE NORTH 89°30'00" WEST 3.46 FEET; THENCE SOUTH 31°00'00" EAST 191.65 FEET; THENCE SOUTH 59°00'00" WEST 10.50 FEET; THENCE NORTHWEST 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS NORTH 76°00'00" WEST 21.21 FEET; THENCE SOUTH 59°00'00" WEST 60.00 FEET; THENCE SOUTHWEST 15.71 FEET ALONG THE ARC OF A 10.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS SOUTH 14°00'00" WEST 14.14 FEET; THENCE SOUTH 31°00'00" EAST 2.00 FEET; THENCE SOUTH 59°00'00" WEST 60.00 FEET; THENCE NORTH 31°00'00" WEST 7.21 FEET; THENCE SOUTH 59°00'00" WEST 99.00 FEET; THENCE NORTH 30°59'58" WEST 50.29 FEET; THENCE SOUTH 59°00'00" WEST 67.31 FEET; THENCE SOUTH 30°56'42" EAST 49.29 FEET; THENCE SOUTH 58°56'54" WEST 5.00 FEET; THENCE SOUTH 30°56'44" EAST 71.60 FEET; THENCE SOUTH 27°48'36" WEST 54.12 FEET; THENCE NORTH 84°23'10" WEST 209.83 FEET; THENCE SOUTH 89°05'43" WEST 30.64 FEET; THENCE NORTH 03°02'37" EAST 22.95 FEET; THENCE WEST 58.05 FEET TO THE POINT OF BEGINNING.

Mail Recorded Deed & Tax Notice To:
White Horse Land, LLC, a Utah limited liability company
42 East 100 South, Suite 1A
American Fork, UT 84003



File No.: 183236-DMP

WARRANTY DEED

Hawkmoon Holdings, LLC, a Utah limited liability company, and River Run SF, LLC, a Utah limited liability company

GRANTOR(S), of American Fork, State of Utah, hereby Conveys and Warrants to

White Horse Land, LLC, a Utah limited liability company,

GRANTEE(S), of American Fork, 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.: 27-041-0120, 27-041-0122 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.


[Signature on following page]

Dated this 5th day of November, 2024.

Hawkmoon Holdings, LLC, a Utah limited liability company

BY: 
Tyler Horan
Manager

River Run SF, LLC, a Utah limited liability company

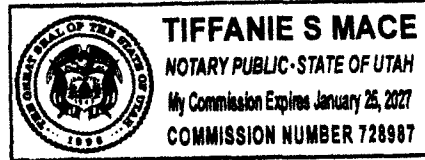
BY: 
Tyler Horan
Manager

STATE OF UTAH

COUNTY OF ^{Utah} SALT LAKE

On this 5th day of November, 2024, before me, personally appeared Tyler Horan, 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 Hawkmoon Holdings, LLC, a Utah limited liability company.


Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 5th day of November, 2024, before me, personally appeared Tyler Horan, 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 River Run SF, LLC, a Utah limited liability company.


Notary Public

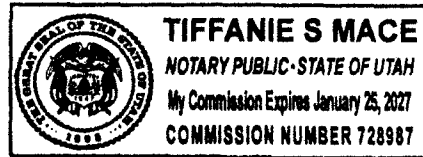


EXHIBIT A
Legal Description

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1985.29 FEET ALONG THE SECTION LINE AND EAST 1110.38 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE 8.44 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 76°35'40" EAST 8.44 FEET); THENCE 44.91 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 67°02'29" EAST 44.76 FEET); THENCE NORTH 59°00'00" EAST 84.93 FEET; THENCE SOUTH 31°00'05" EAST 73.51 FEET; THENCE SOUTH 59°00'00" WEST 150.64 FEET; THENCE WEST 30.97 FEET; THENCE NORTH 77.44 FEET TO THE POINT OF BEGINNING.