

NTUT-123843

**When Recorded Mail To:**  
**River Run SF, LLC**  
**520 S 850 E Ste A4**  
**Lehi, UT 84043**

ENT 75160:2023 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2023 Nov 16 03:32 PM FEE 40.00 BY TM  
RECORDED FOR Northern Title Company - Dr  
ELECTRONICALLY RECORDED

## **WARRANTY DEED**

**River Run Development, LLC, a Utah Limited Liability Company**

**and**

**River Run Land Holdings, LLC, a Utah Limited Liability Company**

a Limited Liability Company organized and existing under the laws of the state of UT, with its principal office at P.O.Box 871, Lehi, UT 84043, Grantor(s), hereby **CONVEY AND WARRANT** against all claims by, through, or under it to:

**River Run SF, LLC, a Utah Limited Liability Company**

Grantee(s) of Lehi, County of Utah, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of UT:

**See Attached Exhibit "A"**

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under an Operating Agreement, and the aforesaid individual acknowledged to me that said company executed the same

In witness whereof, the Grantor has executed this instrument by its duly authorized officer(s) this November 15, 2023.

**River Run Development, LLC**  
**a Utah Limited Liability Company**

  
By: **Samuel A. Drown**  
Its: **Managing Member**

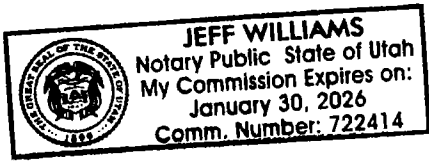
**River Run Land Holdings, LLC**  
**a Utah Limited Liability Company**

  
By: **Samuel A. Drown**  
Its: **Managing Member**

State of Utah }  
County of Utah

}§

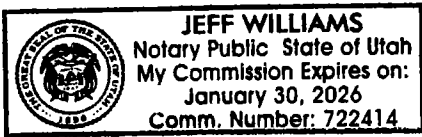
On November 15, 2023, personally appeared before me, a Notary Public, **Samuel A. Drown**, who, being by me duly sworn, did say that he is the **Managing Member of River Run Development, LLC** and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.



*Jeff Williams*  
Notary Public  
Resides: Salt Lake  
Commission Expires: 1/30/26

State of Utah }  
County of Utah }§

On November 15, 2023, personally appeared before me, a Notary Public, **Samuel A. Drown**, who, being by me duly sworn, did say that he is the **Managing Member of River Run Land Holdings, LLC** and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.



*Jeff Williams*  
Notary Public  
Resides: Salt Lake  
Commission Expires: 1/30/26

**EXHIBIT "A"**

BEGINNING AT A POINT LOCATED NORTH 00°12'21" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.37 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 636.93 FEET; THENCE SOUTH 89°32'56" EAST 143.26 FEET; THENCE NORTH 88°21'24" EAST 242.22 FEET; THENCE NORTH 88°37'29" EAST 228.11 FEET; THENCE SOUTH 10°33'09" EAST 11.25 FEET; THENCE SOUTH 09°06'59" EAST 102.40 FEET; THENCE SOUTH 07°28'37" EAST 99.01 FEET; THENCE SOUTH 07°25'03" EAST 31.31 FEET; THENCE SOUTH 62°00'01" WEST 28.00 FEET; THENCE SOUTH 20°53'57" WEST 185.90 FEET; THENCE SOUTH 30°48'35" WEST 27.23 FEET; THENCE SOUTH 80°39'47" WEST 88.89 FEET; THENCE SOUTH 05°12'59" WEST 121.03 FEET; THENCE SOUTH 08°35'33" WEST 62.40 FEET; THENCE SOUTH 08°07'05" WEST 134.76 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 225.69 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

**LESS:**

BEGINNING AT A POINT IN AN EXISTING FENCE WHICH LIES N00°12'30"W 2316.90 FEET ALONG THE SECTION LINE AND EAST 701.70 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE FENCE THE FOLLOWING (3) COURSES TO WIT: N02°06'06"E 448.54 FEET, S89°32'56"E 143.26 FEET, N88°21'24"E 242.22 FEET; THENCE ALONG THE EXISTING FENCE AND ITS EXTENSION N88°37'29"E 228.11 FEET; THENCE S10°33'09"E 11.25 FEET; THENCE S09°06'59"E 102.40 FEET; THENCE S07°28'37"E 99.01 FEET; THENCE S07°25'03"E 31.31 FEET; THENCE S62°00'01"W 28.00 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING (2) COURSES TO WIT: S20°53'57"W 185.90 FEET, S30°48'35"W 11.38 FEET; THENCE S85°39'47"W 266.24 FEET; THENCE SOUTHWESTERLY 37.85 FEET ALONG THE ARC OF 500.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4°20'13", THE CHORD BEARS S87°49'53"W 37.84 FEET; THENCE WEST 264.92 FEET TO THE POINT OF BEGINNING.

(27-041-0090, 27-041-0096 & 27-041-0098)

When Recorded, Return to:

Hawkmoon Holdings, LLC  
Attn: Tyler Horan  
42 East 1100 South #1A  
American Fork, UT 84003



ENT 34397:2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 May 24 12:00 PM FEE 40.00 BY KR  
RECORDED FOR HAWKMOON HOLDINGS LLC

Tax Parcel No.: 27:041:0093

*(Space above for Recorder's use only)*

**QUITCLAIM DEED**

**HAWKMOON HOLDINGS, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 42 E. 1100 S., #1A, American Fork, UT 84003, hereby QUITCLAIMS to **RIVER RUN SF, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 42 E. 1100 S., #1A, American Fork, UT 84003, for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's right, title and interest in and to the following described tract of real property (the "**Property**") situated in Utah County, State of Utah, more particularly described as follows:


See Exhibit A attached hereto and incorporated by reference herein.

[Signature and Acknowledgement to Follow]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 23rd day of May, 2024.

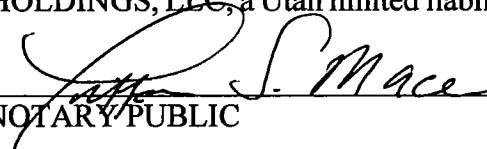
**GRANTOR:**

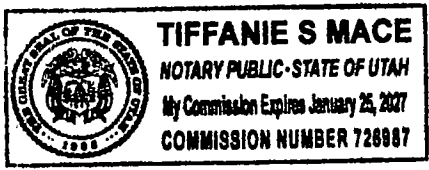
HAWKMOON HOLDINGS, LLC,  
a Utah limited liability company

By:   
Name: Tyler Horan  
Its: Manager

STATE OF UTAH   )  
   ) ss.  
COUNTY OF UTAH   )

The foregoing instrument was acknowledged before me this 23rd day of May, 2024, by Tyler Horan, the Manager of HAWKMOON HOLDINGS, LLC, a Utah limited liability company.

  
NOTARY PUBLIC



**EXHIBIT A**

**Description of the Property**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 188.37 FEET; THENCE EAST 264.92 FEET; THENCE ALONG A 500.00-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N 87°49'53" E 37.84 FEET); THENCE NORTH 85°39'47" EAST 266.236 FEET; THENCE SOUTH 30°48'35" WEST 26.993 FEET; THENCE SOUTH 75°00'00" WEST 86.547 FEET; THENCE SOUTH 05°12'59" WEST 103.40 FEET; THENCE SOUTH 08°35'33" WEST 62.40 FEET; THENCE SOUTH 08°07'05" WEST 134.76 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 225.69 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 319,100 SQ. FT. OR 7.3255 ACRES, MORE OR LESS

