

Atlas Title  
File # 37646

Ent 517564 Bk 1404 Pg 929 - 931  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2022 Apr 01 04:50PM Fee: \$40.00 TC  
For: Atlas Title - Heber City  
ELECTRONICALLY RECORDED

# Corporate Warranty Deed

Grantor: Fragola Enterprises, LLC, a Utah limited liability company

hereby **CONVEY AND WARRANT** to:

Grantee: Fragola Lakeside, LLC, a Utah Limited Liability Company  
of: 2188 Lakeside Ct, Heber, UT 84032

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within Wasatch County, State of UTAH to wit:

See Attached Legal Description

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 31 DAY OF MARCH, 2022.

[Signature]  
) Fragola Enterprises, LLC  
) By: Burke Roney, Manager  
)  
)

STATE OF UTAH            )  
                                  ) §.  
County of Wasatch        )

On this 31 day of March, 2022 personally appeared before me Burke Roney whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Manager of Fragola Lakeside, LLC, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and he acknowledged to me that said corporation executed the same.

[Signature]  
Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 37646

### STRAWBERRY RANCH

#### RECORD OF SURVEY PARCEL 1 LEGAL DESCRIPTION

PORTIONS OF LAND IN SECTIONS 17, 19, AND 20 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH SPECIAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A BUREAU OF RECLAMATION (BOR) MONUMENT THAT IS N87°08'57"E 317.85 FEET FROM THE U.S. FOREST SERVICE (USFS) ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH SPECIAL MERIDIAN (BASIS OF BEARINGS IS SOUTH 01° 19'00" EAST BETWEEN THE NGS TRIANGULATION STATION NAMED "SPRING" AND THE SOUTHEAST CORNER OF SAID SECTION 20, IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS);

THENCE N88°56'53"E 990.45 FEET ALONG THE NORTH LINE OF SAID SECTION 20 AND THE USFS BOUNDARY TO A BOR MONUMENT; THENCE ALONG THE USFS BOUNDARY TO BOR MONUMENTS THE FOLLOWING NINE (9) COURSES: 1) N00°12'34"W 648.73 FEET; 2) N89°03'54"E 329.84 FEET; 3) N00° 13'38"W 324.03 FEET; 4) N89°07'01"E 329.65 FEET; 5) N00°16'20"W 323.71 FEET; 6) N89°10'24"E 329.58 FEET; 7) S00°17'24"E 970.11 FEET; 8) N89°00'45"E 330.17 FEET; 9) S00°20'39"E 323.02 FEET TO A BOR BRASS CAP MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20; THENCE S00° 26'34"E 1,108.74 FEET ALONG THE USFS BOUNDARY; THENCE S89°36'55"W 1,768.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY FOREST ROAD 090, SAID RIGHT-OF-WAY LINE BEING THE BOUNDARY OF THE KESSLER FAMILY TRUST PROPERTY; THENCE ALONG SAID RIGHT-OF-WAY LINE AND KESSLER FAMILY TRUST PROPERTY BOUNDARY THE FOLLOWING THREE COURSES: 1) TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,902.74 FEET, FROM WHICH POINT A RADIAL LINE BEARS S49°18'00"E; THENCE 74.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'25", WITH A CHORD BEARING AND DISTANCE OF N41°49'43"E 74.95 FEET, 2) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,902.74 FEET; THENCE 268.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'37", WITH A CHORD BEARING AND DISTANCE OF N47°00'13"E 268.56 FEET, 3) TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,160.86 FEET; THENCE 52.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'28", WITH A CHORD BEARING AND DISTANCE OF N49° 44'47"E 52.83 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE BOUNDARY OF THE KESSLER FAMILY TRUST PROPERTY THE FOLLOWING FIVE (5) COURSES: 1) N47° 47'04"W 312.09 FEET; 2) S75°13'43"W 601.60 FEET; 3) S54°27'51"W 557.87 FEET; 4) N89°58'59"W 121.00 FEET; 5) N27°08'00"E 1,205.57 FEET TO THE POINT OF BEGINNING.

Said property includes Commercial Lot A & B, Strawberry Ranch Phase 1A, and an undivided interest in the Common Area, as defined and described on the recorded plat, on file and of record in the Office of the Wasatch County Recorder state of Utah.

Also: Resort Area Phase 1A, Strawberry Ranch Phase 1A, and an undivided interest in the Common Area as defined and described on the Recorded Plat, on file in the office of the Wasatch County Recorder, State of Utah.

Along with all common areas contained within Strawberry Ranch Phase 1A.

**Less and excepting from the above-described properties:**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Strawberry Ranch Phase 1A, as defined and described on the recorded plat, on file and of record in the Office of the Wasatch County Recorder state of Utah.

**Above description effects Tax ID Nos. 00-0010-9590, 00-0010-9921, 00-0010-9855, Parcel No. 00-0021-4252, 00-0021-4253, and 00-0021-4254.**