

When recorded return to:
5777 Monty Verde Dr
Mtn Green, Utah 84050

Ent 139093 Bk 329 Pg 1099
Date: 22-AUG-2016 11:34:46AM
Fee: \$27.00 Credit Card
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: CRAGUN MICHAEL N

NOTICE OF PRESCRIPTIVE EASEMENT

Michael A. Cragun, does hereby assert and claim prescriptive easement over and across a portion of real property located in the County of Morgan State of Utah, which is more particularly described as follows:

See attached legal description attached hereto as Exhibit "A" which by reference are made a part. Morgan County, State of Utah--Tax Parcel Number 03-005-015-01, and 03-005-015

Under oath, the undersigned states, stipulates and warrants that the undersigned is the holder and the owner of a prescriptive easement for purposes vehicular and pedestrian traffic, over and across the existing roads, trails and paths that exist on the real property beginning on the South property line of the subject property and which meander over the subject property to the North property line of the subject property.

Under oath the undersigned states, stipulates and warrants the following:

1. Use of the roads, trails and paths has been open and easily recognized by the owner of the fee simple estate.
2. Use of the roads, trails and paths has been notorious or used in such a way that the general public would recognize the use of the subject property as defined herein.
3. Use of the roads, trails and paths has been adverse to the interest of the owner of the subject property.
4. The roads, trails and paths have been used by the undersigned continually, without interruption, for at least twenty consecutive years.

Date: 8/22/16
[Signature]

State of Utah
County of Morgan

On this the 22 day of August, personally appeared before me, Michael N. Cragun, the signer of this document who duly acknowledged to me that he executed the same.

[Signature]
Notary Public

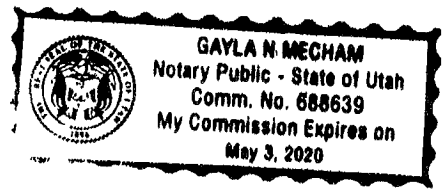


Exhibit A.

MORGAN COUNTY

Tax Roll Master Record

August 22, 2016

11:37:15AM

Parcel: 00-0003-3330	Serial #:03-005-015	Entry: 131909
Name: OAKWOOD HOMES OF UTAH LLC		
c/o Name:		
Address 1: 4908 TOWER RD		
Address 2:		
City State Zip: DENVER	CO 80249-0000	Property Address: MORGAN 84050-0000
Mortgage Co		Acres: 15.00
Status: Active	Year: 2017	District: 003 MOUNTAIN GREEN SEWER/ 0.011418

Owners	Interest	Entry	Date of Filing	Comment
OAKWOOD HOMES OF UTAH LLC		131909	04/24/2014	(0312/0467)
		132263	06/19/2014	(0313/0177) -AFF CORRECTS DESC

Property Information	2017 Values & Taxes				2016 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP	15.00	330,000	330,000	3,767.94	330,000	330,000	3,767.94
Totals:	15.00	330,000	330,000	3,767.94	330,000	330,000	3,767.94

2017 Taxes:	3,767.94	2016 Taxes:	3,767.94
Special Taxes:	0.00		
Penalty:	0.00	Review Date	
Abatements: (0.00)	01/01/2015	
Payments: (0.00)		
Amount Due:	3,767.94	NO BACK TAXES!	

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2011	0.00	0.00	0.00	0.00	7.00%	10,491.66	0.00
2010	0.00	0.00	0.00	0.00	7.00%	11,349.79	0.00
2009	0.00	0.00	0.00	0.00	6.25%	10,221.58	0.00
2008	0.00	0.00	0.00	0.00	6.25%	11,542.14	0.00
2007	0.00	0.00	0.00	0.00	10.25%	5,488.41	0.00
Totals:	0.00	0.00	0.00	0.00		49,093.58	0.00

Legal Description

THE N 495 FT OF THE SE1/4SW1/4 OF SEC 22, T5N, R1E, SLB&M, ALSO DESC AS: BEG AT A PT WH IS W 1319.87 FT & N 825.00 FT FRM THE S1/4 COR OF SEC 22, T5N, R1E, SLB&M, & RUN TH N 484.85 FT; TH N 89°24'46" E 1308.02 FT; TH S 00°30'57" E 498.31 FT; TH W 1312.44 FT TO THE POB. CONT 15.00 AC. TOG/W THOSE CERTAIN R. OF W'S RECORDED AS ENTRY #67446 IN BK 110 PG 319.

History

VESTING REF: 110/318; 110/319; 246/874; #107385 (246/875); #124867 (295/913) -TRUSTEES DEED; #128828 (305/261); #131086 (310/706) -ALL OWNERS HAVE DIFF UNDIV % INTS; #131087 (310/709) -TRANS 20.0% INT; #131088 (310/711); #131909 (312/467); ERROR REF: #130998 (310/281) -REF. ONLY -PER SIGNATURE LINE IS INCORRECT; #131067 (310/622) CORRECTIVE DEED -REF. ONLY -PER GRANTEE NAME IS NOT THE SAME AS THE ORIG DEED #130998; #131909 (312/467) -REF. ONLY -PER DESC ERROR ON R.OF W; OTHER REF: #131086 (310/706) -CORRECTS #130998 (310/281) & ALLOWS TRANS; #132263 (313/177) -AFF CORRECTS #131909 (312/467) & ALLOWS TRANS;

Tax Roll Master Record

Parcel: 00-0005-3056	Serial #:03-005-015-01	Entry: 131909
Name: OAKWOOD HOMES OF UTAH LLC		
c/o Name:	Property Address:	
Address 1: 4908 TOWER RD		
Address 2:	MORGAN	84050-0000
City State Zip: DENVER	CO 80249-0000	Acres: 26.57
Mortgage Co		
Status: Active	Year: 2017	District: 003 MOUNTAIN GREEN SEWER/I 0.011418

Owners	Interest	Entry	Date of Filing	Comment
OAKWOOD HOMES OF UTAH LLC		131909	04/24/2014	(0312/0467)
		132263	06/19/2014	(0313/0177) AFF CORRECTS DESC

Property Information	2017 Values & Taxes				2016 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP	26.57	584,540	584,540	6,674.28	584,540	584,540	6,674.28
Totals:	26.57	584,540	584,540	6,674.28	584,540	584,540	6,674.28

2017 Taxes:	6,674.28	2016 Taxes:	6,674.28
Special Taxes:	0.00		
Penalty:	0.00	Review Date	
Abatements: (0.00)	01/01/2013	
Payments: (0.00)		
Amount Due:	6,674.28	NO BACK TAXES!	

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2011	0.00	0.00	0.00	0.00	7.00%	6,436.77	0.00
2010	0.00	0.00	0.00	0.00	7.00%	6,257.96	0.00
2009	0.00	0.00	0.00	0.00	6.25%	6,063.81	0.00
2008	0.00	0.00	0.00	0.00	6.25%	7,822.48	0.00
2007	0.00	0.00	0.00	0.00	10.25%	7,253.26	0.00
Totals:	0.00	0.00	0.00	0.00		33,834.28	0.00

Legal Description

(PROP N OF WHISPER RIDGE AT STONE CANYON PHASE 1 SUB PRUD) LOC IN SEC 22 & 27, T5N, R1E, SLB&M, MORE PART DESC AS FOLS: BEG AT THE S1/4 COR OF SEC 22, T5N, R1E, SLB&M; & RUN TH S 00°13'58" W ALG THE 1/4 SEC LN 1378.05 FT; TH E 11.15 FT; TH S 00°34'30" W 319.37 FT; TH S 15°05'17" E 136.51 FT; TH S 15°05'11" E 452.73 FT; TH S 15°10'00" E 135.77 FT; TH S 38°15'00" E 75.00 FT; TH S 41°30'00" W 29.88 FT; TH N 75°07'24" W 171.95 FT; TH S 43°33'36" W 34.13 FT; TH SE'LY 59.18 FT ALG A 144.50 FT RAD CUR TO THE L, CHORD BEAR S 12°37'47" E FOR 58.77 FT; TH SE'LY 22.13 FT ALG A 111.80 FT RAD CUR TO THE RGT; CHORD BEAR S 18°41'02" E FOR 22.09 FT; TH S 13°01'24" E 637.50 FT TO A UDOT R. OF W LN; TH S 70°33'08" W 27.56 FT ALG SD UDOT R. OF W LN; TH S 77°57'06" W 147.20 FT ALG SD UDOT R. OF W LN; TH SE'LY 231.51 FT ALG A 1372.40 FT RAD CUR TO THE RGT (CHORD BEAR S 82°47'04" W FOR 231.23 FT ALG SD UDOT R. OF W LN; TH N'LY ALG THE CTR LN OF STRAWBERRY CREEK THE FOL 2 COUR: N 21°44'52" E 55.70 FT; TH N 41°08'45" E 49.10 FT; TH N 02°16'28" W 54.97 FT TO A PT ON THE W'LY LN OF STRAWBERRY CREEK; TH ALG SD W'LY LN THE FOL 3 COUR: N 32°46'31" E 29.48 FT; TH N 45°01'22" E 81.05 FT; TH N 04°25'28" E 38.25 FT; TH N 00°22'15" E 97.89 FT TO A PT ON THE CTR LN OF SD STRAWBERRY CREEK; TH ALG SD CTR LN THE FOL 4 COUR: N 16°49'50" W 38.94 FT; TH N 01°38'14" W 48.79 FT; TH N 17°41'20" W 61.16 FT; TH N 17°37'52" E 16.45 FT; TH LEAV SD CTR LN & RUN S 89°22'05" E 132.01 FT; TH N 13°01'24" W 160.43 FT; TH N 00°13'58" E 170.02 FT; TH N 82°46'25" W 300.81 FT; TH N 61°20'04" W 276.93 FT; TH N 13°43'58" W 240.88 FT; TH N 15°33'20" E 280.68 FT; TH N 03°40'30" E 242.04 FT; TH N 08°19'22" W 578.89 FT; TH N 10°32'01" W 228.19 FT; TH N 17°42'21" W 200.95 FT; TH N 17°45'20" W 223.07 FT; TH N 30°49'15" E 130.31 FT; TH N 00°35'27" E 140.20 FT TO THE SEC LN; TH N 89°24'33" W 607.26 FT; TH N 00°35'27" E 824.97 FT; TH S 89°24'33" E 1312.44 FT; TH S 00°04'30" W 825.00 FT TO THE POB. CONT 62.932 AC. RE: LESS & EXCEPT THEREFROM THAT PORT LYING E'LY OF THE LN AS DESC IN BDY LN AGREE RECORDED AS ENTRY NO'S #108328, #108329, #108330, #108331, #108743, #108744, #108745, & #108746, SD LAND LYING E OF SD BDY LNS WAS ALSO

August 22, 2016

Tax Roll Master Record

11:37:29AM

Parcel: 00-0005-3056	Serial #:03-005-015-01	Entry: 131909
Name: OAKWOOD HOMES OF UTAH LLC		
c/o Name:		
Address 1: 4908 TOWER RD		
Address 2:		
City State Zip: DENVER	CO 80249-0000	MORGAN 84050-0000
Mortgage Co	Acres: 26.57	
Status: Active	Year: 2017	District: 003 MOUNTAIN GREEN SEWER/ 0.011418

RECONVEYED BY A PARTIAL RECONVEYANCE RECORDED IN BK 250 AT PG 113. ALSO LESS: ALL OF WHISPER RIDGE AT STONE CANYON PHASE 1 SUB PRUD, ACCORDING TO THE OFFICIAL PLAT THEREOF & OF RECORD IN THE MORGAN COUNTY RECORDERS OFFICE. LEAV 26.57 AC, M. OR L.

History

NOTE: COMING FROM ENTRY #124866 (295/909) -0.65 AC COMING FROM 03-005-067-04 / 00-0003-4619 COMBINED WITH THE 25.92 AC FROM THIS PARCEL FOR A COMBINED TOTAL OF 26.57 AC -2013 TAX YR; NOTE: GOING TO THE FOLL ENTRY #108750 (251/698) 0.23 AC -PER DED OF WHISPER RIDGE AT STONE CANYON PHASE 1 (2008 TAX YR); VESTING REF: 91/25; 157/165 (1/2 INT); 157/168 (1/2 INT); #105978 241/393 (CORRECTS 241/366); #124866 (295/909) -TRUSTEES DEED; #128828 (305/261); #131086 (310/706) -ALL OWNERS HAVE DIFF UNDIV % INTS; #131087 (310/709) -TRANS 20.0% INT; #131088 (310/711); #131909 (312/467); ERROR REF: 241/366 REF. ONLY -NO TRANS (DESC SLIGHTLY DIFF); #130998 (310/281) -REF. ONLY -PER DESC ERROR & SIGNATURE LINE IS INCORRECT; #131067 (310/622) CORRECTIVE DEED -REF. ONLY -PER GRANTEE NAME IS NOT THE SAME AS THE ORIG DEED #130998; #131909 (312/467) -REF. ONLY -PER DESC ERRORS; OTHER REF: #131086 (310/706) -CORRECTS #130998 (310/281) & ALLOWS TRANS; #132263 (313/177) -AFF CORRECTS #131909 (312/467) & ALLOWS TRANS;