

Ent 528552 Bk 865 Pg 199
Date: 15-FEB-2018 1:09:45PM
Fee: \$10.00 Charge Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: ANDERSON-OLIVER TITLE INSURANCE
AGENCY

Mail Tax Notice to: View Gate Development, LLC, a Utah limited liability company
5442 South 900 East, Ste 531
Salt Lake City, UT 84117

WARRANTY DEED

File Number: 10902

Danette H. Groesbeck, Successor Trustee of THE HOLYOAK FAMILY TRUST, GRANTOR(S), whose address is 825 Mountain View Drive, Moab, UT 84532 hereby CONVEY(S) AND WARRANT(S) to View Gate Development, LLC, a Utah limited liability company, GRANTEE(S) whose address is 5442 South 900 East, Ste 531, Salt Lake City, UT 84117 for the sum of (\$10.00) Ten Dollars and No Cents and other good and valuable considerations the following described tract of land in Grand County, State of Utah, to-wit:


Grand County, Utah:

Beginning at the South Quarter corner Section 7, T26S, R22E, SLM, thence West along said Section line 660.0 feet; thence Northerly to a point 1301.39 feet North and 1950.55 feet East of the Southwest corner Section 7, T26S, R22E, SLM, thence North 88°41' East 91.32 feet; thence North 89°45' East 177 feet; thence North 53°54' East 22.62 feet; thence North 63.05 feet to the South line of U.S. Highway 191 right-of-way; thence South 65°39' East along said Right-of-way to the East line of the Southeast 1/4 Southwest 1/4 Section 7, T26S, R22E, SLM, thence South along said 40 acre line to the point of beginning. (Parcel No. 02-0007-0090)

Together with but without warranties either express or implied, Water Right No. 05-569.

Subject to easements, restrictions, and rights of way, however evidenced.

WITNESS the hand of said Grantor, this 14th day of February, 2018.



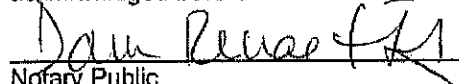
Danette H. Groesbeck, Successor Trustee of THE
HOLYOAK FAMILY TRUST

State of Utah)

)ss.

County of Grand)

On the 14 day of February, 2018, personally appeared before me, Danette H. Groesbeck, Successor Trustee of THE HOLYOAK FAMILY TRUST, the signer(s) of the foregoing Warranty Deed who duly acknowledged before me that he/she/they executed the same.



Notary Public
My commission expires:
Residing in: Moab, Utah



File No.: 10902
A02 Warranty Deed

Page 1 of 2

WHEN RECORDED, PLEASE RETURN TO:

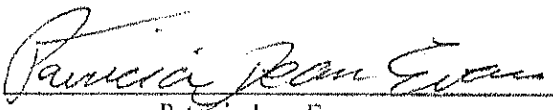
Ent 536874 Bk 894 Pg 472 - 473
Date: 18-FEB-2020 10:10:34AM
Fee: \$40.00 Check Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: HANSEN WILLIAM

QUIT CLAIM DEED

Richard Allen Evans and Patricia Jean Evans, Husband and wife, as joint tenants, grantor of Moab, County of Grand, State of Utah, hereby Quit Claim View Gate Development, LLC, a Utah Limited Liability Company, grantee of Moab, Grand County, Utah for the sum of 10 Dollars, the following described tract of land in Grand County, State of Utah:

See Exhibit "A"


Richard Allen Evans


Patricia Jean Evans

STATE OF Utah)
COUNTY OF Grand :SS

On this 14 day of Feb, 2020, personally appeared before me a notary Public in and for the state of Utah personally appeared as Richard Allen Evans & Patricia Jean Evans, personally know to me to be the persons whose names are subscribed to the within instrument, and acknowledge to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entities upon behalf of which the persons acted, executed instrument.


NOTARY PUBLIC

Residing in Moab, Ut County, Grand

My commission expires: 01/11/2021

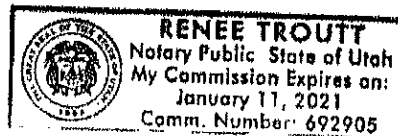


Exhibit "A"

Commencing with the Southwest corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, thence North 1303.25 feet (RECORD=1303.5'); thence North 89°58'40" East 2206.93 feet to the true point of beginning, and proceeding thence with a curve having a radius of 238.00 feet, to the right with an arc length of 43.02 feet, (a chord bearing of North 34°49'26" East 42.96 feet); thence with a reverse curve having a radius of 162.00 feet, to the left with an arc length of 4.28 feet, (a chord bearing of North 39°14'44" East 4.28 feet); thence South 00°00'00" West 25.20 feet; thence South 53°54'00" West 22.65 feet; thence South 89°45'00" West 8.94 feet to the point of beginning, having an area of 437 square feet.

WHEN RECORDED, PLEASE RETURN TO:

Ent 536875 Bk 894 Pg 474 - 475
Date: 18-FEB-2020 10:17:27AM
Fee: \$40.00 Check Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: HANSEN WILLIAM

QUIT CLAIM DEED

View Gate Development, LLC, a Utah Limited Liability Company, grantor of Moab, County of Grand, State of Utah, hereby Quit Claim View Gate Development, LLC, a Utah Limited Liability Company, grantee of Moab, Grand County, Utah for the sum of 1st Dollars, the following described tract of land in Grand County, State of Utah:

See Exhibit "A"

William Hansen
Managing Member
View Gate Development, LLC,
a Utah Limited Liability Company

STATE OF Utah)
COUNTY OF Grand :SS

On this 14 day of February, 2020, personally appeared before me a notary Public in and for the state of UT personally appeared as William Hansen Managing Member of View Gate Development, LLC, a Utah Limited Liability Company, personally know to me to be the persons whose names are subscribed to the within instrument, and acknowledge to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entities upon behalf of which the persons acted, executed instrument.

Dawn M Corn
NOTARY PUBLIC

Residing in Utah county Grand
My commission expires: 08-21-2022

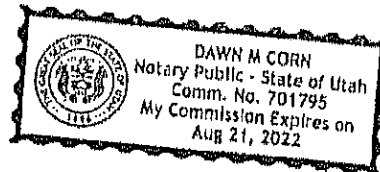


Exhibit "A"

New Parcel # 02-007-0090

Beginning at the South Quarter corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence South 89°58'50" West 652.86 feet (RECORD=660') to a point on the Bentley & Westwood tract; along said tract the following three courses: thence North 00°44'00" West 644.53 feet; thence North 01°25'00" West 64.80 feet; thence North 00°14'00" East 591.37 feet to a point on the Brown tract; thence with said tract North 88°41'00" East 91.11 feet; thence North 89°45'00" East 168.05 feet; thence with a curve having a radius of 238.00 feet, to the right with an arc length of 43.02 feet, (a chord bearing of North 34°49'26" East 42.96 feet); thence with a reverse curve having a radius of 162.00 feet, to the left with an arc length of 39.16 feet, (a chord bearing of North 33°04'36" East 39.07 feet) to a point on the south right-of-way of US Highway 191; thence with said right-of-way South 65°39'00" East 382.67 feet to the center section line; thence with said section line South 00°18'57" East 1213.46 feet to the point of beginning, having an area of 852,127 square feet, 19.56 acres.

Ent 536875 Bk 0894 Pg 0475

~~Ent 536873 Bk 0894 Pg 0471~~