

Mail Recorded Deed and Tax Notice To:
Sanctuary Ranch Utah, LLC, a Utah Limited Liability Company
No Address Assigned
Huntsville, UT 84317



W2969263

E# 2969263 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
11-MAR-19 426 PM FEE \$12.00 DEP DC
REC FOR: SANCTUARY RANCH UTH



File No.: 100976-TOF

WARRANTY DEED

Sanctuary Ranch Utah, LLC, a Utah Limited Liability Company and Timothy P. Charlwood, also known as Timothy Patrick Charlwood

GRANTOR(S) of Park City, State of Utah, hereby Conveys and Warrants to

Sanctuary Ranch Utah, LLC, a Utah Limited Liability Company

GRANTEE(S) of Park City, 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 **Weber County**, State of Utah:

Proposed SANCTUARY LAKESIDE SUBDIVISION, being more particularly described as follows:

A part of Sections 12 and 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville City, Weber County, Utah:

Beginning at a point on the section line which is 1013.80 feet North 89°24'41" West from the Southeast corner of the Southwest corner of said Section 12 and running thence South 01°46'50" West (South Record) 216.24 feet to the Northerly right of way line of 100 South Street the following two (2) courses: (1) Northwesterly along the arc of a 3363.73 foot radius curve to the left a distance of 369.40 feet (Delta equals 06°17'32" and Long chord bears North 58°56'40" West 369.21 feet); and (2) Northwesterly along the arc of a 568.69 foot radius curve to the left a distance of 51.84 feet (Delta equals 05°13'23" and Long chord bears North 64°26'09" West 51.82 feet) to the Easterly line of The United States of America property; thence along said Easterly and Southerly lines the following two (2) courses: (1) North 00°32'32" East (North Record) 161.46 feet and (2) North 71°15'00" East (North 73°01'00" East Record) 326.43 feet to the Westerly line of The Ogden Boat Club property and an existing fence line; thence along said Westerly and Southerly lines the following three (3) courses: (1) South 00°32'25" West 239.57 feet; (2) South 89°11'07" East 62.10 feet; and (3) South 01°46'50" West 22.65 feet to the point of beginning.

TAX ID NO.: 20-011-0005 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

File No. 100976-TOF

Dated this March 11, 2019

Sanctuary Ranch Utah, LLC, a Utah Limited Liability Company

BY: [Signature]
Timothy P. Charlwood, Manager

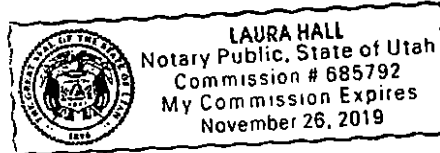
By: [Signature]
Timothy P. Charlwood, aka Timothy Patrick Charlwood, Individually

STATE OF UTAH

COUNTY OF SALT LAKE

On the 11th of March, 2019, personally appeared before me Tim Charlwood, who acknowledged himself to be the Manager of Sanctuary Ranch Utah, LLC, a Utah Limited Liability Company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 11th of March 2019 by Timothy P. Charlwood also known as Timothy Patrick Charlwood.

[Signature]
Notary Public.

