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Rhonda Francis Summit County Recorder

04/10/2020 01:00:00 PM Fee \$40.00

By Metro National Title

Electronically Recorded

**WHEN RECORDED RETURN TO,  
AND MAIL TAX NOTICES TO:**

Lakeland Ranches LLC  
6465 South 3000 East, Suite 101  
Salt Lake City, Utah 84121

Tax Parcel Nos.: FT-26 and FT-26-A

**QUITCLAIM DEED AND ASSIGNMENT OF RIGHTS**

Terracom Circle T Ranches, LLC / Lakeland Ranches LLC

**THIS INSTRUMENT** is executed as of the 3 day of April, 2020, by **TERRACOM CIRCLE T RANCHES, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 14513 Center Point Way, Suite 600, Bluffdale, Utah 84065, in favor of **LAKELAND RANCHES LLC**, a Utah limited liability company ("**Grantee**"), whose address is 6465 South 3000 East, Suite 101, Salt Lake City, Utah 84121.

**FOR THE SUM OF TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby quitclaims to Grantee certain real property (the "**Property**") located in Summit County, Utah, described as follows:

Parcel 1:

Beginning at a point which is North 0°17'23" East 2222.13 feet along the Section line and South 89°26'18" East 53.17 feet from the monument marking the Southwest corner of Section 28, Township 2 South, Range 6 East, Summit County, Utah and running thence along the East line of Highway 32 North 0°17'23" East 455.68 feet; thence along a fence line the following 6 courses and distances: South 89°36'13" East 1392.92 feet, South 89°44'37" East 565.92 feet, South 0°51'44" West 411.97 feet, South 0°36'59" West 794.64 feet, South 0°39'50" West 631.60 feet, South 0°18'13" West 797.10 feet to the North line of a Highway; thence North 89°53'17" West 376.63 feet along said line to the East line of the LDS Church Property; thence along said line North 0°18'15" West 277.96 feet; thence South 89°58'00" West 5.60 feet; thence North 0°00'16" East 1052.90 feet; thence North 89°59'44" West 943.16 feet to the Easterly line of Uinta Shadows Subdivision Plat A; thence along the boundary of said Subdivision the following 2 courses and distances: North 0°30'07" East 644.99 feet, North 89°26'18" West 426.22 feet; thence North 0°17'23" East 209.00 feet; thence North 89°26'18" West 188.54 feet to the point of beginning.

Less and excepting therefrom: Beginning 1 rod South of the Northwest corner of the Southwest quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence East 231 feet; thence South 252 feet; thence West 231 feet; thence North 252 feet to the point of beginning.

Also less and excepting: Beginning at a point which is North 90°00'00" East 1999.21 feet and North 0°00'00" East 29.92 feet and North 00°18'13" East 303.42 feet from the Southwest corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, thence North 00°18'13" East 177 feet; thence North 90° West 180.28 feet;

thence South 05°42'38" East 177.72 feet; thence South 89°59'44" East 161.73 feet to the point of beginning.

Also less and excepting: Beginning at a point which is North 0°30'07" East 2.92 feet along the East line of Uinta Shadows Subdivision, from the Southeast corner of Uinta Shadows Subdivision, said point being located in the Southwest corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian; thence bearing North 0°30'07" East a distance of 121.50 feet; thence bearing North 90°0'0" East a distance of 31.88 feet; thence along a curve to the left 227.30 feet, having a radius of 280.00 feet, a delta angle of 46°30'39", and whose long chord bears North 66°44'40" East a distance of 221.11 feet; thence bearing North 43°29'21" East a distance of 252.76 feet; thence along a curve to the right 21.26 feet, having a radius of 15.00 feet, a delta angle of 81°13'33", and whose long chord bears North 84°06'07" East a distance of 19.53 feet; thence along a curve to the left 127.45 feet, having a radius of 280.00 feet, a delta angle of 26°04'45", and whose long chord bears South 68°19'30" East a distance of 126.35 feet; thence bearing South 81°21'52" East a distance of 95.30 feet; thence along a curve to the right 92.05 feet, having a radius of 220.00 feet, a delta angle of 23°58'21", and whose long chord bears South 69°22'42" East a distance of 91.38 feet; thence bearing South 57°23'31" East a distance of 370.62 feet; thence along a curve to the right 80.87 feet, having a radius of 221.00 feet, a delta angle of 20°58'01", and whose long chord bears South 46°54'31" East a distance of 80.42 feet; thence bearing South 73°16'10" West a distance of 161.31 feet, thence bearing North 89°59'44" West a distance of 943.08 feet; to the point of beginning.

Parcel 2:

Beginning 1 rod South of the Northwest corner of the Southwest quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence East 231 feet; thence South 252 feet; thence West 231 feet; thence North 252 feet to the point of beginning.

Together with a one rod right-of-way along the North side of the subject property as shown in that certain Warranty Deed from Donna P. Kirkham to Gary P. Kirkham and Lynda L. Kirkham recorded April 25, 1974 as Entry No. 123052 in Book M56 at Page 28 in the Summit County Recorder's Office.

Less and excepting any portion lying within State Road 32 running along the Westerly side.

**TOGETHER WITH** all appurtenant easements and rights-of-way and all other appurtenances in any way appertaining to such land, including, without limitation, all oil, gas, water and mineral rights, and all right, title and interest of Grantor in and to any land lying in the bed of any street, road, avenue or alley, whether open, closed or proposed, and any strips and gores, in front of or adjoining such land, and in and to any award for damages to such land by reason of the change of any street or a condemnation or taking for a public use.

**GRANTOR ASSIGNS AND TRANSFERS** to Grantee all of Grantor's right, title and interest under all the following related to the Property: infrastructure, construction and other contracts and subcontracts; plans; specifications; drawings; options; declarations; surveys; studies; reports; architectural renderings;

diagrams; maps; bonds; permits; licenses; certificates; entitlements; zoning and subdivision development applications, filings and approvals, full, complete and legible copies of all of which shall be delivered to Grantee concurrently with the execution and delivery of this instrument.

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

**GRANTOR:**

**TERRACOM CIRCLE T RANCHES, LLC,**  
a Utah limited liability company

By [Signature]

Print or Type Name of Signatory:

Kinnon Sanlin

Its Manager

Date 4/2/20

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 3 day of April, 2020, by Kinnon Sanlin, the Manager of Terracom Circle T Ranches, LLC.

(Seal)

[Signature]  
Notary Public

My Commission Expires:

10/31/22

Residing at:

Salt Lake County

