

After Recording Return to:
David B. Hatch, Esq.
Holland & Hart, LLP
222 South Main St., Ste. 2200
Salt Lake City, UT 84101

E 143412 B 340 P 801
Date 05-Dec-2017 02:29PM
Fee: \$97.00 ACH
Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: HOLLAND & HART LLP - SLC
Recorded Electronically by Simplifile

gal

QUITCLAIM DEED

Pursuant to Morgan County Code § 8-6-41, this Quitclaim Deed is entered into by the undersigned for the purpose of adjusting the boundary lines of the following five existing parcels in Township 2 North, Range 3 East, SLB&M, Sections 5-8, Morgan County, Utah:

<u>Parcel No.</u>	<u>Serial No.</u>	<u>Section</u>
00-0000-1659	01-002-056	5
00-0000-1691	01-002-057	6
00-0000-1790	01-002-061	7
00-0000-1808	01-002-062	8
00-0000-1816	01-002-062-01	8

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Lazy H Ranch, LLC, whose address is 4543 S. Holladay Blvd., Salt Lake City, UT 84117, as Grantor, does hereby quitclaim to Lazy H Ranch, LLC, whose address is 4543 S. Holladay Blvd., Salt Lake City, UT 84117, as Grantee, certain real property located in Morgan County, Utah, which is more particularly described in Exhibit A attached hereto and depicted on the plats in Exhibit B attached hereto.

[Signatures on the following page]

Executed as of the date set forth in the acknowledgment below.

LAZY H RANCH, LLC, a Utah limited liability company

Carol L. Hatch
By Carol L. Hatch, Manager

David B. Hatch
By David B. Hatch, Manager

ACKNOWLEDGMENTS

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing Quitclaim Deed was acknowledged before me this 30th day of November 2017,
by Carol L. Hatch, Manager of Lazy H Ranch, LLC.



Heather Robertson
Notary Public

Residing at: Kaysville, UT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing Quitclaim Deed was acknowledged before me this 30th day of November 2017,
by David B. Hatch, Manager of Lazy H Ranch, LLC.



Heather Robertson
Notary Public

Residing at: Kaysville, UT

EXHIBIT A

Legal Descriptions

Parcel 1

A parcel of land located in Lots 10, 15, 16, 17, 18, 23, and 24 in Section 5 and Lots 1, 2, 7, and 8 in Section 8, both in Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, more particularly described as follows: BEGINNING at the Southeast Corner of said Section 5 and thence South 01°37'33" East 1,505.80 feet; thence West 1,645.18 feet; thence North 01°51'46" West 5,011.59 feet; thence North 19°19'16" East 20.48 feet to the south line of State Road 66; thence along said line the following eight courses: 1) North 19°19'16" East 17.00 feet, 2) South 74°26'27" East 656.16 feet, 3) South 71°34'28" East 296.09 feet to a point on the arc of a 1948.34 foot non-tangent curve to the right, 4) Southeasterly 309.79 feet along the arc of said curve through a central angle of 09°06'36" and a long chord of South 63°08'47" East 309.46 feet, 5) South 58°35'29" East 150.81 feet, 6) North 31°24'31" East 27.00 feet to a point on the arc of a 516.06 foot non-tangent curve to the left, 7) Easterly 251.31 feet along the arc of said curve through a central angle of 27°54'06" and a long chord of South 72°32'32" East 248.83 feet, and 8) South 86°29'35" East 40.14 feet; thence South 01°38'16" East 124.91 feet; thence South 15°15'55" West 79.11 feet; thence North 86°49'39" West 107.42 feet; thence South 00°37'41" West 95.34 feet; thence South 65°28'23" West 124.23 feet; thence South 06°47'18" East 161.95 feet; thence South 54°40'03" West 15.84 feet; thence North 83°59'07" West 151.09 feet; thence South 57°34'29" West 55.88 feet; thence South 79°17'08" West 74.11 feet; thence South 02°48'32" East 89.02 feet; thence South 59°04'29" East 127.57 feet; thence South 60°23'32" East 107.95 feet; thence South 69°44'35" East 62.88 feet; thence South 01°34'50" East 2,253.58 feet to the south line of said Section 5; thence North 85°27'20" East 318.42 feet to the POINT OF BEGINNING.

Containing a total of 160.00 acres, more or less.

Parcel No. _____

Serial No. _____

Parcel 2

A parcel of land located in Lots 10, 11, 14, 15, 18, 19, 22, and 23 in Section 5 and Lots 2, 3, 6, and 7 in Section 8, both in Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, more particularly described as follows: commencing from the Southeast Corner of said Section 5 and thence South 01°37'33" East 1,505.80 feet and West 1,645.18 feet, which is the Southwest Corner of Parcel 1 (S/N 01-002-056) as described above, which is the POINT OF BEGINNING; thence West 1,306.98 feet; thence North 01°51'49" West 5,666.19 feet to the south line of State Road 66; thence along said line the following four courses: 1) South 76°55'47" East 164.07 feet, 2) South 58°27'46" East 648.57 feet, 3) South 60°14'19" East 275.42 feet, and 4) South 72°22'03" East 402.32 feet; thence South 19°19'16" West 20.48 feet; thence South 01°51'46" East 5,011.59 feet to the POINT OF BEGINNING;

Containing a total of 160.00 acres, more or less.

Parcel No. _____

Serial No. _____

Parcel 3

A parcel of land located in Lots 4, 5, 12, 13, 20 and 21 of Section 5, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, BEGINNING at the Southwest Corner of said Section 5 and thence along the west line of said Section 5, North 02°16'32" West 2468.46 feet to the Southwest Corner of Lot 13 of said Section 5; thence continuing along said west line North 02°16'03" West 2698.13 feet to the Southwest Corner of Lot 5 of said Section 5; thence continuing along said west line North 00°45'15" West 1438.28 feet to the south line of State Road 66; thence along said line the following ten courses: 1) South 44°00'14" East 268.30 feet, 2) South 45°59'46" West 27.00 feet to a point on the arc of a 617.04 foot non-tangent curve to the right, 3) Southeasterly 295.00 feet along the arc of said curve through a central angle of 27°23'34" and a long chord of South 30°18'27" East 292.20 feet, 4) South 16°36'40" East 99.46 feet, 5) North 73°23'20" East 27.00 feet to a point on the arc of a 583.00 foot non-tangent curve to the left, 6) Southeasterly 471.67 feet along the arc of said curve through a central angle of 46°21'15" and a long chord of South 39°47'17" East 458.91 feet, 7) South 62°57'55" East 134.53 feet to a point of tangency of a 1357.17 foot radius curve to the right, 8) Southeasterly 154.00 feet along the arc of said curve through a central angle of 06°30'05" and a long chord of South 59°42'52" East 153.92 feet, 9) South 33°32'10" West 22.00 feet to a point on the arc of a 1335.17 foot non-tangent curve to the right and 10) Southeasterly 151.33 feet along the arc of said curve through a central angle of 06°29'38" and a long chord of South 53°13'01" East 151.25 feet; thence South 31°48'32" West 472.97 feet; thence South 01°51'49" East 4993.77 feet to the south line of said Section 5; thence along said line South 85°32'04" West 715.71 feet to the Southwest Corner of said Section 5, which is the POINT OF BEGINNING, containing 103.83 acres;

PLUS, Lot 17 and the north twenty acres of Lot 24, both in Section 6, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, containing 56.59 acres.

Containing a total of 160.42 acres, more or less.

Parcel No. _____

Serial No. _____

Parcel 4

All of Grantor's right, title, and interest in Sections 6 and 7, Township 2 North, Range 3 East, SLB&M, less that portion of Parcel 3 above in said Section 6 and less a 15.89 acre parcel known as P/N 00-0071-6119, S/N 01-002-059-02-1, said Parcel 4 being more particularly described as follows:

All of Lots 17, 18, 21, 22, 23, and 24, Section 6, Township 2 North, Range 3 East, SLB&M, excepting S/N 01-002-057-01, containing 19.1355 acres, see Book M68, Page 44; S/N 01-002-057-02, containing 27.66 acres, see Book 217, Page 325; S/N 01-002-057-03, containing 2.49 acres, see Book 217, Page 325; and including a parcel of land located in Lot 18 of said Section 6, containing 1.69 acres, see Book 217, Page 325;

LESS and INCLUDING any additional land conveyed or acquired, respectively, from that certain Agreement and Cross-Conveyance recorded in Entry No. 139066, Book 329, Page 900, as corrected by Corrective Agreement and Cross-Conveyance recorded in Entry No. 141727, Book 335, Page 1792, and from that certain Boundary Line Agreement recorded in Entry No. 141731, Book 335, Page 1808, containing _____ acres.

LESS Lot 17 and the north twenty acres of Lot 24, both in said Section 6, containing 56.59 acres;

PLUS all of Section 7, Township 2 North, Range 3 East, SLB&M, containing 556.70 acres.

Containing a total of _____ acres, more or less.

Parcel No. _____

Serial No. _____

Parcel 5

All of Grantor's right, title, and interest in Sections 5 and 8, Township 2 North, Range 3 East, SLB&M, less Parcels 1 and 2 above, said Parcel 5 being more particularly described as follows:

All of Section 5, Township 2 North, Range 3 East, SLB&M, containing 784.52 acres, excepting: S/N 01-002-056-03-NA, containing 11.60 acres, see Book T, Page 96; S/N 01-002-056-01, containing 160.434 acres, see Book M164, Page 212 & 214; S/N 01-002-056-03-INL, containing 231.13 acres, see Book M49, Page 222; S/N 01-002-056-04, containing 0.02 acres, see Book M105, Page 380; S/N 01-002-056-05, containing 21.521 acres, see Book 201, Page 895; leaving 359.815 acres;

PLUS all of Section 8, Township 2 North, Range 3 East, SLB&M, containing 590.85 acres;

LESS Parcel 1 (P/N _____, S/N _____) above, more particularly described as: A parcel of land located in Lots 10, 15, 16, 17, 18, 23, and 24 in Section 5 and Lots 1, 2, 7, and 8 in Section 8, both in Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, more particularly described as follows: BEGINNING at the Southeast Corner of said Section 5 and thence South 01°37'33" East 1,505.80 feet; thence West 1,645.18 feet; thence North 01°51'46" West 5,011.59 feet; thence North 19°19'16" East 20.48 feet to the south line of State Road 66; thence along said line the following eight courses: 1) North 19°19'16" East 17.00 feet, 2) South 74°26'27" East 656.16 feet, 3) South 71°34'28" East 296.09 feet to a point on the arc of a 1948.34 foot non-tangent curve to the right, 4) Southeasterly 309.79 feet along the arc of said curve through a central angle of 09°06'36" and a long chord of South 63°08'47" East 309.46 feet, 5) South 58°35'29" East 150.81 feet, 6) North 31°24'31" East 27.00 feet to a point on the arc of a 516.06 foot non-tangent curve to the left, 7) Easterly 251.31 feet along the arc of said curve through a central angle of 27°54'06" and a long chord of South 72°32'32" East 248.83 feet, and 8) South 86°29'35" East 40.14 feet; thence South 01°38'16" East 124.91 feet; thence South 15°15'55" West 79.11 feet; thence North 86°49'39" West 107.42 feet; thence South 00°37'41" West 95.34 feet; thence South 65°28'23" West 124.23 feet; thence South 06°47'18" East 161.95 feet; thence South 54°40'03" West 15.84 feet; thence North 83°59'07" West 151.09 feet; thence South 57°34'29" West 55.88 feet; thence South 79°17'08" West 74.11 feet; thence South 02°48'32" East 89.02 feet; thence South 59°04'29" East 127.57 feet; thence South 60°23'32" East 107.95 feet; thence South 69°44'35" East 62.88 feet; thence South 01°34'50" East 2,253.58 feet to the south line of said Section 5; thence North 85°27'20" East 318.42 feet to the POINT OF BEGINNING, containing 160.00 acres;

LESS Parcel 2 (P/N _____, S/N _____) above, more particularly described as: A parcel of land located in Lots 10, 11, 14, 15, 18, 19, 22, and 23 in Section 5 and Lots 2, 3, 6, and 7 in Section 8, both in Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, more particularly described as follows: commencing from the Southeast Corner of said Section 5 and thence South 01°37'33" East 1,505.80 feet and West 1,645.18 feet, which is the Southwest Corner of Parcel 1 (S/N 01-002-056) as described above, which is the POINT OF BEGINNING; thence West 1,306.98 feet; thence North 01°51'49" West 5,666.19 feet to the south line of State Road 66; thence along said line the following four courses: 1) South 76°55'47" East 164.07 feet, 2) South 58°27'46" East 648.57 feet, 3) South 60°14'19" East 275.42 feet, and 4) South 72°22'03" East 402.32 feet; thence South 19°19'16" West 20.48 feet; thence South 01°51'46" East 5,011.59 feet to the POINT OF BEGINNING, containing 160.00 acres;

LESS that portion of Parcel 3 (P/N _____, S/N _____) above within said Section 5, more particularly described as: A parcel of land located in Lots 4, 5, 12, 13, 20 and 21 of Section 5, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, BEGINNING at the Southwest Corner of said Section 5 and thence along the west line of said Section 5, North 02°16'32" West 2468.46 feet to the Southwest Corner of Lot 13 of said Section 5; thence continuing along said west line North 02°16'03" West 2698.13 feet to the Southwest Corner of Lot 5 of said Section 5; thence continuing along said west line North 00°45'15" West 1438.28 feet to the south line of State Road 66; thence along said line the following ten courses: 1) South 44°00'14" East 268.30 feet, 2) South 45°59'46" West 27.00 feet to a point on the arc of a 617.04 foot non-tangent curve to the right, 3) Southeasterly 295.00 feet along the arc of said curve through a central angle of 27°23'34" and a long chord of South 30°18'27" East 292.20 feet, 4) South 16°36'40" East 99.46 feet, 5) North 73°23'20" East 27.00 feet to a point on the arc of a 583.00 foot non-tangent curve to the left, 6) Southeasterly 471.67 feet along the arc of said curve through a central angle of 46°21'15" and a long chord of South 39°47'17" East 458.91 feet, 7) South 62°57'55" East 134.53 feet to a point of tangency of a 1357.17 foot radius curve to the right, 8) Southeasterly 154.00 feet along the arc of said curve through a central angle of 06°30'05" and a long chord of South 59°42'52" East 153.92 feet, 9) South 33°32'10" West 22.00 feet to a point on the arc of a 1335.17 foot non-tangent curve to the right and 10) Southeasterly 151.33 feet along the arc of said curve through a central angle of 06°29'38" and a long chord of South 53°13'01" East 151.25 feet; thence South 31°48'32" West 472.97 feet; thence South 01°51'49" East 4993.77 feet to the south line of said Section 5; thence along said line South 85°32'04" West 715.71 feet to the Southwest Corner of said Section 5, which is the POINT OF BEGINNING, containing 103.83 acres.

Containing a total of 526.835 acres, more or less.

Parcel No. _____

Serial No. _____

10302880_4.docx

Exhibit B

Plats

