



ENT 205956:2021 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 13 12:09 pm FEE 40.00 BY SA
RECORDED FOR HAWKMOON HOLDINGS

WHEN RECORDED, RETURN TO:

Hawkmoon Holdings, LLC
520 South 850 East, Suite A4
Lehi, Utah 84043

Tax Parcel ID No.: 29:023:0021

QUITCLAIM DEED

Kathleen M. Hiatt and Michael Earl Hiatt, Trustees, of The Kathleen M. Hiatt Family Revocable Trust, dated February 22, 2001 and Kathleen M. Hiatt and Michael Earl Hiatt, Trustees, of The Family Trust of The William Darrell Hiatt Family Revocable Trust, dated February 22, 2001 (“Grantor”);

For the sum of ten dollars (\$10.00), do hereby QUITCLAIM all the right, title, interest, and claim which the said Grantor has in the tract of land situated in Utah County, State of Utah, more fully described on Exhibit A attached hereto, to:

Kathleen M. Hiatt and Michael Earl Hiatt, Trustees, and any Successor Trustees, of The Kathleen M. Hiatt Family Revocable Trust, dated February 22, 2001 (“Grantee”);

See Exhibit A attached hereto.

[End of Instrument. Signature Pages Follow.]

WHEREFORE, the foregoing has been executed effective as of the date signed by all parties.

GRANTOR:

Kathleen M. Hiatt and Michael Earl Hiatt, Trustees,
of The Kathleen M. Hiatt Family Revocable Trust,
dated February 22, 2001

Kathleen M. Hiatt
Kathleen M. Hiatt, Trustee

Date: 11-29-21

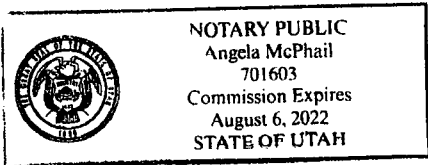
Michael E. Hiatt
Michael Earl Hiatt, Trustee

Date: 11-29-21

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 29th day of November, 2021, by Kathleen M. Hiatt and Michael Earl Hiatt in their capacity as trustees of the above-named trust.

SEAL:



Angela McPhail
Notary Public

WHEREFORE, the foregoing has been executed effective as of the date signed by all parties.

GRANTOR:

Kathleen M. Hiatt and Michael Earl Hiatt, Trustees,
of The Family Trust of The William Darrell Hiatt
Family Revocable Trust, dated February 22, 2001

Kathleen M. Hiatt
Kathleen M. Hiatt, Trustee

Date: 11-29-21

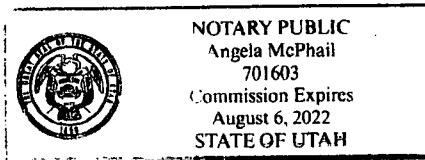
Michael E Hiatt
Michael Earl Hiatt, Trustee

Date: 11/29/21

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 29th day of November, 2021, by Kathleen M. Hiatt and Michael Earl Hiatt in their capacity as trustees of the above-named trust.

SEAL:



Angela McPhail
Notary Public

EXHIBIT A**(Legal Description of Property)**

A portion of the Northeast Quarter of Section 24, Township 9 South, Range 1 East, Salt Lake Base & Meridian and being more particularly described as follows:

Beginning at a point located S89°41'05"W along the section line 14.50 feet from the Northeast Quarter of Section 24, Township 9 South, Range 1 East, Salt Lake Base & Meridian; thence South 557.62 feet to the north line of that real property described in Deed Entry No. 26682:1997 in the official records of the Utah County Recorder; thence along said real property the following two (2) courses: S89°31'47"W 35.17 feet; thence S00°37'36"E 2.95 feet to an existing fence line; thence along said fence line as described in that fence line agreement Entry No. 26678:1997 in the official records of the Utah County Recorder the following three (3) courses: S89°24'50"W 420.78 feet; thence S89°44'37"W 829.40 feet; thence S89°53'36"W 333.51 feet to the easterly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line the following two (2) courses: N06°04'11"E 311.21 feet; thence along the arc of a non-tangent curve to the right 253.58 feet with a radius of 2960.28 feet through a central angle of 04°54'29", chord: N07°13'46"E 253.50 feet to the Section Line; thence N89°41'05"E along the Section Line 1554.00 feet to the point of beginning.

Contains: ±20.49 Acres

Which land is also described as:

Beginning 14.5 feet West of the Northeast corner of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence West 1552.5 feet, more or less, to a point on the Easterly right of way of Los Angeles and & Salt Lake Railroad Company; thence South 06°51' West along said railroad right of way 562 feet; thence East 1619.5 feet; thence North 558 feet, more or less, to the beginning.

SUBJECT TO the effects of that certain Fence Line Boundary Agreement, dated January 27, 1997 and recorded April 9, 1997 as Entry No. 26678 in Book 4238 at Page 551.