



ENT 205957:2021 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Dec 13 12:10 pm FEE 40.00 BY SA  
RECORDED FOR HAWKHORN HOLDINGS

**WHEN RECORDED, RETURN TO:**

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

Tax Parcel ID No.: 29:023:0021

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**QUITCLAIM DEED**

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

Do hereby QUITCLAIM 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**”);

For the sum of ten dollars (\$10.00), the following described tract of land situated in Utah County, State of Utah:

See **Exhibit A** attached hereto.

**Note:** Pursuant to Utah Code § 10-9a-103(65)(c)(v) (2021), Grantor states that the conveyance of land set forth herein: (a) is made in anticipation of future land use approvals on the parcel; (b) does not confer any land use approvals; and (c) has not been approved by the land use authority.

*[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

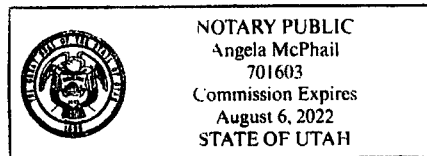
Date: 11/29/21

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> 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 952.19 feet from the Northeast Quarter of Section 24, Township 9 South, Range 1 East, Salt Lake Base & Meridian; thence South 562.16 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 two (2) courses; thence S89°44'37"W 347.60 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 616.31 feet to the point of beginning.

Contains: ±8.39 Acres  
±365,599 Sq. Ft.