

00832413 B: 1903 P: 1828
Page 1 of 3
Alan Spriggs, Summit County Utah Recorder
12/11/2007 04:49:11 PM Fee \$16.00
By US TITLE - PARK CITY
Electronically Recorded by Simplifile

WHEN RECORDED, MAIL TO:
Circle "L" Ranch
1995 South Hoytsville Road
Coalville, Utah 84017

NS-133-A
Tax ID No. NS 133C

Warranty Deed

(CORPORATION)
Summit County

Parcel A

CIRCLE "L" RANCH OF HOYTSTVILLE, a corporation of the State of UTAH Grantor,
hereby CONVEYS AND WARRANTS to Circle L Ranch of Hoytsville, Grantee,
at 1095 S. Hoytsville Rd
County of Summit, State of Utah, zip 84017,
for the sum of 7/00 Dollars,
and other good and valuable considerations, the following described parcel of
land in Summit County, State of Utah, to-wit:

Beginning at a point which is 1320.00 feet West from the Northeast corner of Section 9, Township 1 North, Range 5 East, Salt Lake Base and Meridian; and running thence S. 00°20' E. 392.32 feet; thence N. 79°36' W. 593.23 feet; thence N. 67°56' W. 18.70 feet; thence N. 81°25' W. 8.32 feet; thence S. 30°19' W. 12.11 feet; thence Northwestery 12.31 feet along the arc of a 75.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. 46°41'56" W. for a distance of 12.29 feet) to a point of tangency; thence N. 51°24' W. 3.21 feet; thence N. 30°19' E. 25.22 feet; thence N. 50°12' W. 32.07 feet; thence N. 80°45' W. 171.28 feet to the easterly right-of-way line of Old Highway 189 (Hoytsville Road); thence N. 10°07' E. 203.49 feet along said easterly right-of-way line; thence N. 89°29'30" E. 769.57 feet to the point of beginning. Containing 5.576 acres.

Subject to and together with a perpetual easement for ingress and egress over a strip of land, twenty (20) feet in width, lying ten (10) feet on each side of the following described centerline:

Beginning at a point which is 1320.00 feet West and 769.57 feet S. 89°29'30" W. and 476.80 feet S. 10°07' W. along the easterly right-of-way line of Old Highway 189 (Hoytsville Road) from the Northeast Corner of Section 9, Township 1 North, Range 5 East, Salt Lake Base and Meridian, and running thence Northeasterly 58.23 feet along the arc of a 43.63-foot radius curve to the left (Note: Chord to said curve bears N. 61°46'51" E. for a distance of 54.00 feet) to a point of tangency; thence N. 23°33' E. 104.37 feet to a point of curvature with a 217.70-foot radius curve to the right; thence Northeasterly 106.58 feet along the arc of said curve (Note:

Continued on Page 2

Chord to said curve bears N. 37°34'30" E. for a distance of 105.52 feet) to a point of compound curvature with a 55.00-foot radius curve to the right; thence Easterly 73.91 feet along the arc of said curve (Note: Chord to said curve bears S. 89°54' E. for a distance of 68.48 feet) to a point of tangency; thence S. 51°24' E. 12.00 feet to a point of curvature with a 75.00-foot radius curve to the right; thence Southeasterly 40.80 feet along the arc of said curve (Note: Chord to said curve bears S. 35°49' E. for a distance of 40.30 feet) to a point of tangency; thence S. 20°14' E. 18.84 feet to a point of curvature with a 150.00-foot radius curve to the left; thence Southeasterly 69.38 feet along the arc of said curve (Note: Chord to said curve bears S. 33°29' E. for a distance of 68.76 feet) to a point of tangency; thence S. 46°44' E. 42.14 feet to a point of curvature with a 78.04-foot radius curve to the right; thence Southerly 90.09 feet along the arc of said curve (Note: Chord to said curve bears S. 13°39'30" E. for a distance of 85.17 feet) to a point of compound curvature with a 1140.93-foot radius curve to the right; thence Southwesterly 198.80 feet along the arc of said curve (Note: Chord to said curve bears S. 24°24'30" W. for a distance of 198.55 feet) to a point of tangency; thence S. 29°24' W. 110.00 feet to a point of curvature with a 150.50-foot radius curve to the left; thence Southerly 190.96 feet along the arc of said curve (Note: Chord to said curve bears S. 06°57' E. for a distance of 178.41 feet) to a point of tangency; thence S. 43°18' E. 84.50 feet to a point of curvature with a 81.00-foot radius curve to the right; thence Southerly 86.59 feet along the arc of said curve (Note: Chord to said curve bears S. 12°40'30" E. for a distance of 82.53 feet) to a point of tangency; thence S. 17°57' W. 75.63 feet to a point of curvature with a 61.50-foot radius curve to the left; thence Southeasterly 128.76 feet along the arc of said curve (Note: Chord to said curve bears S. 42°01'19" E. for a distance of 106.50 feet).

ALSO subject to an easement for the Hoystville Irrigation Ditch.

ALSO subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes.

Continued on Page 3

