

WHEN RECORDED, MAIL TO:

Daniel W. Anderson  
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P. O. Box 510210  
Salt Lake City, UT 84151

Entry No. 57091 Book m67  
RECORDED 12-11-88 at 2:02 p M Page 485  
REQUEST of Daniel W. Anderson  
FEB Batty L. Erman, Morgan Co. Rec.  
# 40

### Quit-Claim Deed

(Corporate Form)

EAST CANYON RESORT INC., a Utah Non-Profit Corporation, as Trustee for East Canyon Resort Trust organized and existing under the laws of the State of Utah, with its principal office at P.O. Box 228, (Highway 65), Henefer, of County of Morgan, State of Utah, grantor, hereby QUIT CLAIMS to EAST CANYON RESORT, a Utah Non-Profit Corporation,

grantee, of P.O. Box 228, Henefer, Utah 84033 (Highway 65) for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration ~~DOLLARS~~

the following described tracts of land in Morgan County, State of Utah:

See Exhibit "A" which is attached hereto and incorporated by this reference.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 9th day of December A.D., 1988.

Attest:

Cherie Moberly  
Secretary.

EAST CANYON RESORT INC., a Utah Non-Profit corporation, Company  
Trustee for East Canyon Resort Trust  
By H. Gregory Lawson President.

STATE OF UTAH  
COUNTY OF Salt Lake

ss.

On the 9th day of December 1988, A.D., personally appeared before me H. Gregory Lawson who being by me duly sworn, did say, each for himself, that he, the said H. Gregory Lawson, the Trustee is the president, and he, the said of East Canyon Resort, Inc., which is a company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said H. Gregory Lawson each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.

STATE OF UTAH  
COUNTY OF Salt Lake

Daniel W. Anderson  
Notary Public

My Commission Expires: 7-13-91 Residing at: Davis County  
FORM 100C-1-88 QUIT CLAIM DEED, CORP. FORM - Kelly Co., 55 W. Ninth South, S.L.C., Utah APPROVED FORM - UTAH SECURITIES COMMISSION BOOK M 6 7 PAGE 485

PARCEL 1:(Serial No. 01-002-100-6)

A parcel of land in the Southwest Quarter of Section 26, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, being more particularly described as follows:

Beginning at a point on the West right-of-way line of Utah State Highway 65, said point being South 89°24' East 1176.38 feet from the Southwest corner of Section 26; thence following the West line of Highway 65 North 13°18'54" East 537.06 feet to a point of tangency with a 5830 foot radius curve to the right; thence along the arc of said 5830 foot radius curve a distance of 892.96 feet; thence North 22°10' East 1382.22 feet; thence West 1588.50 feet; thence South 2645.29 feet more or less to a point on the South line of said Section 26, thence South 89°24' East 671.51 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel of property taken by the United States Government: Beginning at a point on the West right-of-way line of Utah State Highway 65, said point is North 2640.0 feet and East 2093.33 feet more or less from the Southwest corner of Section 26, Township 2 North, Range 3 East, Salt Lake Base and Meridian, and following the West line of Highway 65, South 22°10' West 365.51 feet (Highway survey shows this bearing South 22°03' West); thence West 662.80 feet; thence North 338.50 feet; thence East 800.71 feet more or less, to the point of beginning.

PARCEL 2:(Serial No. 01-002-105-1)

A parcel of land in Section 26, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, being more particularly described as follows:

Beginning at the South Quarter corner of Section 26; thence North 89°24' West 505.86 feet; thence North 1°06' East 2663.01 feet; thence East 454.71 feet; thence South 2667.81 feet more or less to the point of beginning.

PARCEL 3:(01-002-105-2)

A parcel of land in the Southwest Quarter of Section 26, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, being more particularly described as follows:

Beginning at a point on the East right-of-way line of Utah State Highway 65, said point lies South 89°24' East 1278.99 feet more or less from the Southwest corner of said Section 26 and following the right-of-way line of Highway 65, North 13°18'54" East 514.49 feet to a point of tangency with a 5680 foot radius curve to the right; thence along the arc of said 5680 foot radius curve a distance of 877.51 feet; thence North 22°10' East 1422.96 feet; thence South 1°06' West, 2663.01 feet to a point on the South line of Section 26; thence North 89°24' West, 871.42 feet more or less to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning 98 rods East and 40 rods North from the Southwest corner of said Section 26; and running thence North 100 feet; thence East 125 feet; thence South 100 feet; thence West 125 feet to the point of beginning.

CONTINUED

PARCEL 4:(01-002-104)  
North half of Section 25, Township 2 North, Range 3 East, Salt Lake Base and Meridian, U.S. Survey.

PARCEL 5:(01-002-104-1)  
South half of Section 25, Township 2 North, Range 3 East, Salt Lake Base and Meridian, U.S. Survey.

✓ PARCEL 6:(01-002-105)  
Southeast Quarter of Section 26, Township 2 North, Range 3 East, Salt Lake Base and Meridian, U.S. Survey.

PARCEL 7:(01-002-106-2)  
Southwest Quarter of the Northwest Quarter of Section 26, Township 2 North, Range 3 East, Salt Lake Base and Meridian, U.S. Survey, EXCEPTING THEREFROM the North 290 feet.

✓ PARCEL 8:(01-002-106-3)  
A parcel of land located in the Northeast Quarter of Section 26, Township 2 North, Range 3 East, Morgan County, Utah, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the East Quarter of said Section 26; thence West 100.00 feet; thence North 365.00 feet; thence East 100.00 feet; thence South 365.00 feet to the point of beginning.

TOGETHER WITH a non exclusive Easement for the location, construction, and maintenance of a sewer pipeline over, across, and under the following described property:

That part of the following described real property which is in the Southeast Quarter of the Northeast Quarter of said Section 26:

A strip of land 20 feet wide lying in the West half of Section 25 and in Section 26, Township 2 North, Range 3-East, Morgan County, Utah, Salt Lake Base and Meridian, the center line of which is more particularly described as follows:

Beginning at a point on the East right of way line of Utah Highway 65, which point lies 1869.14 feet North and 1887.25 feet East from the Southwest corner of said Section 26; thence South  $71^{\circ}12'37''$  East 218.54 feet; thence North  $83^{\circ}13'53''$  East 709.77 feet; thence South  $57^{\circ}26'09''$  418.40 feet to a point on the arc of a 30.00 foot radius curve to the left; thence Easterly along the arc of said curve a distance of 39.99 feet (central angle =  $74^{\circ}11'26''$ ); thence North  $48^{\circ}22'25''$  East 799.31 feet; thence North  $46^{\circ}51'55''$  East 371.65 feet; thence North  $80^{\circ}11'46''$  East 358.02 feet; thence North  $64^{\circ}49'53''$  East 360.39 feet; thence North  $64^{\circ}21'10''$  East 352.04 feet; thence North  $47^{\circ}35'04''$  East 102.32 feet to the point of terminus.

✓ PARCEL 9:(01-002-106-1)  
The West 504.87 feet of the Southwest Quarter of Section 26, Township 2 North, Range 3 East, Morgan County, Utah, Salt Lake Base and Meridian.

CONTINUED

- PARCEL 10:(01-002-139)  
All of Section 30, Township 2 North, Range 4 East, Salt Lake Base and Meridian.
- ✓ PARCEL 11:(01-002-064)  
The Southwest Quarter of Section 10, Township 2 North, Range 3 East, Salt Lake Base and Meridian.
- ✓ PARCEL 12:(01-002-080)  
The Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 14, Township 2 North, Range 3 East, Salt Lake Base and Meridian.
- ✓ PARCEL 13:(01-002-085)  
West half of Section 16, Township 2 North, Range 3 East, Salt Lake Base and Meridian.
- ✓ PARCEL 14:(01-002-097-1)  
All of Section 22, Township 2 North, Range 3 East, Salt Lake Base and Meridian.
- ✓ PARCEL 15:(01-002-100)  
Section 23, Township 2 North, Range 3 East, Salt Lake Base and Meridian, described as follows:  
COMMENCING at a point 50.745 rods North of the Southwest corner of Section 23; and running thence East 320 rods, more or less, to the East of said Section 23, thence North along the East line of said Section, 269.255 rods, more or less, to the Northeast corner of said Section 23, thence West along the North line of Section 23, 320 rods, more or less, to the Northwest corner of said Section 23, thence South along the West line of said Section 23, 269.255 rods, more or less, to the point of beginning.
- EXCEPTING 44.4 acres previously sold to Davis and Weber County Canal Company and specifically described in the Deed from Thos J. Steed and Anna D. Steed to the East Canyon Land and Livestock Company, recorded February 21, 1919, in Book J of Deeds, Page 565 of Morgan County Records, Utah.
- ✓ PARCEL 16:(01-002-102)  
The Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 24, Township 2 North, Range 3 East, Salt Lake Base and Meridian.
- PARCEL 17:(01-002-104)  
The North half of Section 25, Township 2 North, Range 3 East, Salt Lake Base and Meridian.
- ✓ PARCEL 18:(01-002-108)  
All of Section 27, Township 2 North, Range 3 East, Salt Lake Base and Meridian.

CONTINUED

PARCEL 19:(01-002-110)

Lots 1, 2, 3, 4, 5, 6, 7, 8, and the Northeast Quarter of the Northeast Quarter and the Southwest Quarter of the Southeast Quarter and the East half of the Southeast Quarter of Section 29, Township 2 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 20:(01-002-112)

All of Section 30, Township 2 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 21:(01-002-115)

All of Section 31, Township 2 North, Range 3 East Salt Lake Base and Meridian.

PARCEL 22:(01-002-116)

The West half of Section 32, Township 2 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 23:(01-002-117-1)

All lying North of Highway 65, Section 33, Township 2 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 24:(01-002-035)

All of Section 25, Township 2 North, Range 2 East, Salt Lake Base and Meridian

✓ PARCEL 25:(01-002-036)

All of Section 26, Township 2 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL 26:(01-002-045)

All of Section 35, Township 2 North, Range 2 East, Salt Lake Base and Meridian.  
Lying in Morgan County

PARCEL 27:(01-002-046)

All of Section 36, Township 2 North, Range 2 East, Salt Lake Base and Meridian.  
Lying in Morgan County.

PARCEL 28:(01-001-005-2)

All of the Northwest Quarter lying North and West of Highway 65, Section 4, Township 1 North, Range 3 East, Salt Lake Base and Meridian.

PARCEL 30:(01-001-006-1 and 01-001-008-1)

All of the North half lying North and West of Highway 65, Sections 7 and 8, Township 1 North, Range 3 East, Salt Lake Base and Meridian.

CONTINUED

EXCEPTING THEREFROM the following property:  
(a) Any and all land hereto conveyed to the Utan State Road Commission for highway and land taken by United States Government.

That land conveyed by Warranty Deed dated January 21, 1977 and recorded in Book M22, Page 217, more specifically described as follows:

A parcel of land 50 feet wide, 25 feet on each side of the center line of survey of said parcel. Said center line is described as follows:

Beginning at a point which lies 1863 feet North and 504.1 feet East of the East Quarter corner, Section 7, Township 1 North, Range 2 East, Salt Lake Base and Meridian, and running South  $49^{\circ}50'50''$  West 845.19 feet; thence South  $61^{\circ}11'11''$  West 923.31 feet; thence South  $88^{\circ}11'45''$  West 635.32 feet; thence North  $46^{\circ}44'08''$  West 233.45 feet; thence South  $81^{\circ}31'44''$  West 237.59 feet; thence North  $71^{\circ}06'50''$  West 200.81 feet; thence North  $79^{\circ}21'58''$  West 498.56 feet.

PARCEL A:  
Beginning at a point on the above described center line which lies 1014.36 feet, North and 693.90 feet West of the East Quarter corner, Section 7, Township 1 North, Range 3 East, Salt Lake Base and Meridian; thence North  $28^{\circ}28'49''$  West 180.00 feet; thence South  $61^{\circ}11'11''$  East 200.00 feet; thence South  $29^{\circ}48'49''$  East 180.00 feet; thence South  $61^{\circ}11'11''$  West 200.00 feet to the point of beginning.

PARCEL B:  
Beginning at the end point of the above described center line, said point being 1135.00 feet North and 2570.9 feet West of the East Quarter corner, Section 7, Township 1 North, Range 3 East, Salt Lake Base and Meridian; thence South  $48^{\circ}20'$  West 400.00 feet; thence North  $41^{\circ}40'$  West 660.00 feet; thence North  $48^{\circ}20'$  East 250.00 feet; thence South  $41^{\circ}40'$  East 460.00 feet; thence North  $48^{\circ}20'$  East 150.00 feet; thence South  $41^{\circ}40'$  East 200.00 feet to the point of beginning.

PARCEL 31:(01-002-100-1)  
The South 50.745 rods of Section 23, Township 2 North, Range 3 East, Salt Lake Meridian, EXCEPTING THEREFROM the following described portion thereof: Beginning at a point on the North line of Seller's property from which point the Southeast corner of said Section 23 bears South  $69^{\circ}46'$  East 2464.9 feet, and running thence South  $17^{\circ}05'$  East 985.0 feet; thence South  $33^{\circ}25'$  West 650.2 feet; thence North  $77^{\circ}13'$  West 150.0 feet; thence South  $12^{\circ}47'$  West 408.5 feet; thence along a regular curve to the right with a radius of 5655.0 feet for an arc distance 914.6 feet; the tangent to the curve at the end bears South  $22^{\circ}03'$  West; thence South  $14^{\circ}31'$  West 190.9 feet; thence South  $22^{\circ}03'$  West 998.0 feet; thence West 662.8 feet; thence North 3809.1 feet to the North line of the Seller's property; thence East along said North line 1673.1 feet to the point of beginning. (Containing approximately 11.4 acres taken by the United States Government.)

ALSO EXCEPTING any and all land heretofore conveyed to the Utan State Road Commission for highway.

PARCEL 29: (01-001-006 and 01-001-006-3)

All lying North and West of Highway 65, Section 5, Township 1 North, Range 3 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM the following property:

Parcel #1

Beginning at a point on the north right-of-way line for Utah State Highway 75, said point lies North 701.96 feet from the south quarter corner of said Section 5; thence following the right-of-way line S81°19'W, 637.27 feet to a point of tangency with a 581.4 foot radius curve to the left; thence southwesterly along the arc of said 581.4 foot radius curve a distance of 729.26 feet; thence S9°27'W, 128.21 feet more or less to a point on the south line of said Section 5; thence following the section line west 1519.42 feet more or less to the SW corner of said Section 5; thence North 2640 feet more or less to the west 1/4 corner of Section 5; thence East 2656.17 feet more or less to the center of the section; thence South 1938.04 feet more or less to the point of beginning, containing 146.23 acres more or less.

Parcel #2

The South 225.8 feet of the NW quarter of Section 5, T1N, R3E, SLB & M, containing 13.77 acres more or less.

Total of parcels 1 and 2 = 160 acres more or less.

Basis of Bearing - Utah State Highway Department Project S-251(1), sheet 6 of 16.