

Founders Title Company W15982

MAIL TAX NOTICE TO
Strawberry Highlands LLC
P.O. Box 541
Jackson, WY 83001

Ent 328363 Bk 953 Pg 2207-2210
Date: 08-NOV-2007 2:56PM
Fee: \$27.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: FOUNDERS TITLE COMPANY HEBER

Warranty Deed

MARSHALL FARLEN LLC , GRANTOR

of Heber City, County of Wasatch, State of UTAH, hereby CONVEY and WARRANT to

STRAWBERRY HIGHLANDS LLC

GRANTEE of P.O. Box 541, Jackson, WY 83001 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in WASATCH County, State of UTAH:

SEE ATTACHED EXHIBIT "A"

RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND OR ASSIGNS, a perpetual and non-exclusive easement, which shall be appurtenant to, touch and concern and run for the benefit of that certain real property located in Wasatch County, Utah and more particularly described as follows:

All of Sections 25, 26, 27, 35, 36, and an undivided 50% interest in Section 34, Township 4 South, Range 10 West, Uintah Special Meridian (" Grantor's Remaining Property"), and each and every part thereof, over, across and through the roads, trails and gates on the Parcels described in attached Exhibit "A" (the "Property") for access to and from U.S. Highway 40 via West Strawberry Road and the National Forest lands surrounding Grantor's Remaining Property and the Property, which easement shall be (1) sufficient to permit the development of Grantor's Remaining Property in compliance with the requirements of Wasatch County and other applicable laws and ordinances, and (2) subject to reasonable modification and adjustment from time to time as may be agreed to by Grantor and Grantee and required to facilitate the development and use of the Property.


TOGETHER WITH, a perpetual and non-exclusive easement, which shall be appurtenant to, touch and concern and run for the benefit of the Property, and each and every part thereof, over, across and through the roads, trails and gates on Grantor's Remaining Property for access to and from the National Forest lands surrounding Grantor's Remaining Property and the Property, which easement shall be subject to reasonable modification and adjustment from time to time as may be agreed to by Grantor and Grantee and required to facilitate the development and use of Grantor's Remaining Property.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2007 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 8 of November, A.D., 2007.

Signed in the Presence of:

_____)
_____)



Marshall Farlen LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Wasatch)

On the 8 day of **November 2007**, before me, the undersigned Notary Public, personally appeared Marshall Farlon ^{BURKE LOWEY} known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 1/2/2010

Residing at: Heber City, UT



LEGAL DESCRIPTION
EXHIBIT "A"

PARCEL 1:

THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH SPECIAL MERIDIAN.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST 412.50 FEET; THENCE SOUTH 2640.00 FEET; THENCE EAST 412.50 FEET; THENCE NORTH 2640.00 FEET TO THE POINT OF BEGINNING.

The following is shown for informational purposes only: Tax Serial No. OWC-3059-A.

PARCEL 2:

All of Sections 28, 32, 33, and an undivided 50 percent interest in and to Sec. 34, Township 4 South, Range 10 West, Uintah Special Meridian.

The following is shown for informational purposes only: Tax Serial No. OWC-3059-B, OWC-3059-C, OWC-3059-D, OWC-3059-F, OWC-3059-G, OWC-3059-H, OWC-3059-I, OWC-3059-J.

PARCEL 3:

SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH SPECIAL MERIDIAN.

LESS AND EXCEPTING THAT PORTION THEREOF CONTAINED WITHIN THE PROPERTY CONVEYED IN THAT CERTAIN QUIT CLAIM DEED GRANTED IN FAVOR OF BURKE RONEY, RECORDED JANUARY 26, 2006, AS ENTRY NO. 295802, IN BOOK 825 AT PAGE 47 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BLM BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH SPECIAL MERIDIAN (FROM SAID NORTHWEST CORNER THE BLM BRASS CAP MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29 BEARS NORTH 89°33'51" EAST 2631.80 FEET); AND RUNNING THENCE NORTH 89°33'51" EAST 860.30 FEET; THENCE ALONG THE CENTER LINE OF A COUNTY ROAD THE FOLLOWING EIGHTEEN (18) COURSES: THENCE SOUTH 03°09'42" WEST 90.54 FEET; THENCE SOUTH 10°13'26" WEST 125.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE EASTERLY WITH A RADIUS OF 722.94 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 79°46'34" EAST; THENCE SOUTHERLY 378.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°01'45" (CHORD BEARS SOUTH 04°47'26" EAST 374.57 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE WESTERLY WITH A RADIUS OF 110.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 70°11'41" WEST; THENCE SOUTHERLY 144.93 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°29'17" (CHORD BEARS SOUTH 17°56'20" WEST 134.67 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE SOUTHEASTERLY WITH A RADIUS OF 525.13 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 34°19'02" EAST; THENCE SOUTHWESTERLY 199.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°48'01" (CHORD BEARS SOUTH 44°46'58" WEST 198.60 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE EASTERLY WITH A RADIUS OF 210.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 56°07'03" EAST; THENCE SOUTHERLY 284.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°45'18" (CHORD BEARS SOUTH 04°59'42" EAST 263.62 FEET) TO THE BEGINNING OF A TANGENT

CURVE TO THE RIGHT AND CONCAVE WESTERLY WITH A RADIUS OF 469.26 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 46°07'39" WEST; THENCE SOUTHERLY 368.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°59'16" (CHORD BEARS SOUTH 21°2'43" EAST 359.06 FEET); THENCE SOUTH 01°06'55" WEST 389.13 FEET; THENCE SOUTH 15°41'09" WEST 130.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHWESTERLY WITH A RADIUS OF 270.46 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 74°18'51" WEST; THENCE SOUTHWESTERLY 180.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°12'02" (CHORD BEARS SOUTH 34°47'10" WEST 177.00 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHERLY WITH A RADIUS OF 68.00 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 36°06'49" WEST; THENCE WESTERLY 87.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°41'00" (CHORD BEARS NORTH 89°16'19" WEST 81.55 FEET); THENCE NORTH 52°25'49" WEST 182.37 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE SOUTHERLY WITH A RADIUS OF 95.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 37°34'11" WEST; THENCE WESTERLY 157.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°0'37" (CHORD BEARS SOUTH 80°02'53" WEST 140.13 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE EASTERLY WITH A RADIUS OF 254.72 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 57°28'26" EAST; THENCE SOUTHERLY 174.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°16'08" (CHORD BEARS SOUTH 12°53'10" WEST 171.18 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE WESTERLY WITH A RADIUS OF 462.39 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 83°15'26" WEST; THENCE SOUTHERLY 224.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°48'24" (CHORD BEARS SOUTH 07°09'39" WEST 222.21 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHERLY WITH A RADIUS OF 56.83 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 68°56'09" WEST; THENCE WESTERLY 118.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 119°01'46" (CHORD BEARS SOUTH 80°34'43" WEST 97.95 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE SOUTHERLY WITH A RADIUS OF 100.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 50°05'36" WEST; THENCE WESTERLY 130.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°37'32" (CHORD BEARS NORTH 77°13'10" WEST 121.23 FEET); THENCE SOUTH 65°28'04" WEST 52.64 FEET; THENCE LEAVING THE CENTERLINE OF SAID NATIONAL FOREST ROAD NORTH 00°01'37" WEST 2,417.89 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

The following is shown for informational purposes only: Tax Serial No. OWC-3059-E.
