

E 143697 B 341 P 292  
Date 08-Jan-2018 11:37AM  
Fee: \$14.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: STEWART TITLE INSURANCE AGENCY  
Recorded Electronically by Simplifile

**WHEN RECORDED RETURN TO:**

Larry Kimball  
P.O. Box 1006  
Morgan, Utah 84050

Tax ID No.: 01-002-056 and 00-0000-1659

**RESPA**

**WARRANTY DEED**

LHR Lodge, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to LARRY KIMBALL and ANNETTE MARQUARDT-KIMBALL, or successors as Trustees of the LARRY KIMBALL AND ANNETTE MARQUARDT-KIMBALL TRUST, dated September 23, 2015, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Morgan County, State of Utah described as follows:

The land referred to herein is situated in the County of Morgan, State of Utah, and is described as follows:

A parcel of land located in Lots 4, 5, 12, 13, 20, and 21 of Section 5 Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah. Beginning at the Southwest corner of said Section 5 and then along the West line of said Section 5, North 02°16'32" West 2468.46 feet to the Southwest corner of Lot 13 of said Section 5; thence continuing along said West line North 02°16'03" West 2698.13 feet to the Southwest corner of Lot 5 of said Section 5; thence continuing along said West line North 00°45'15" West 1438.28 feet to the South line of State Road 66; thence along said line the following ten courses: 1) South 44°00'14" East 268.30 feet; 2) South 45°59'46" West 27.00 feet to a point on the arc of a 617.04 foot non-tangent curve to the right; 3) Southeasterly 295.00 feet along the arc of said curve through a central angle of 27°23'34" and a long chord of South 30°18'27" East 292.20 feet; 4) South 16°36'40" East 99.46 feet; 5) North 73°23'20" East 27.00 feet to a point on the arc of a 583.00 foot non-tangent curve to the left; 6) Southeasterly 471.67 feet along the arc of said curve through a central angle of 46°21'15" and a long chord of South 39°47'17" East 458.91 feet; 7) South 62°57'55" East 134.53 feet to a point of tangency of a 1357.17 foot radius curve to the right; 8) Southeasterly 154.00 feet along the arc of said curve through a central angle of 06°30'05" and a long chord of South 59°42'52" East 153.92 feet; 9) South 33°32'10" West 22.00 feet to a point on the arc of a 1335.17 foot non-tangent curve to the right and 10) Southeasterly 151.33 feet along the arc of said curve through a central angle of 06°29'38" and a long chord of South 53°13'01" East 151.25 feet; thence South 31°48'32" West 472.97 feet; thence South 01°51'49" East 4993.77 feet to the South line of said Section 5; thence along said line South 85°32'04" West 715.71 feet to the Southwest corner of said Section 5, which is the point of beginning.

Plus Lot 17 and the North twenty acres of Lot 24, both in Section 6, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County Utah.

Subject to a perpetual easement for ingress and egress on the existing private road, as reserved in Quit Claim Deed recorded December 18, 2017, as Entry No. 143520, in Book 340, Page 1403, of Official Records.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 5th day of January, 2018.

Carol L. Hatch, MANAGER  
Carol L. Hatch, Manager

David B. Hatch, manager  
David B. Hatch, Manager

State of Utah  
County of Davis

On this 5th day of January, 2018, personally appeared before me, the undersigned Notary Public, personally appeared Carol L. Hatch and David B. Hatch who are managers of Lazy H Ranch, LLC who is the manager of LHR Lodge, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Bonnie Moon  
Notary Public  
My commission expires: 5/4/18

