

When recorded mail tax notices to:

Ballenrone, LLC
305 West 500 South
Midway, Utah 84049

When Recorded, Mail To:

Jonathan K. Hansen
HANSEN BLACK ANDERSON ASHCRAFT PLLC
3051 West Maple Loop Drive, Suite 325
Lehi, Utah 84043

Ent 447914 Bk 1213 Pg 1877 - 1878
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2018 Jan 30 03:58PM Fee: \$15.00 TC
For: Hansen Black Anderson Ashcraft PLLC
ELECTRONICALLY RECORDED

QUITCLAIM DEED

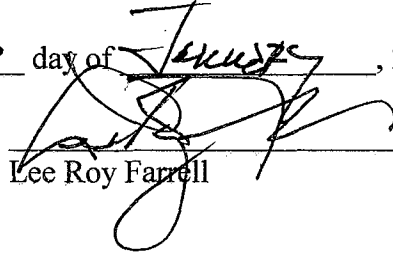
LEE ROY FARRELL, a married man dealing with his sole and separate property (“Grantor”), of Midway, Wasatch County, State of Utah, as to an undivided 33.3333% interest hereby quitclaims to BALLENRONE, LLC, a Utah limited liability company, (“Grantee”), for the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the following tract of land in Wasatch County, State of Utah to wit:

SEE EXHIBIT “A” ATTACHED HERETO

TOGETHER with all improvements thereon, all appurtenances, rights and privileges belonging thereunto, and all the right, title, interest and estate of the Grantor therein;

SUBJECT TO non-delinquent taxes and assessments and to reservations, easements, rights, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, leases and liabilities as may appear of record or which an accurate survey or physical inspection of the property would disclose.

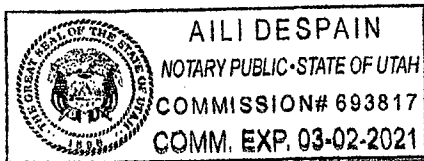
WITNESS the hand of said Grantor, this 30 day of January, 2018.

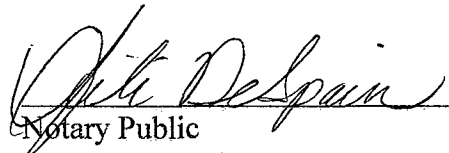


Lee Roy Farrell

STATE OF UTAH)
 : ss.
COUNTY OF UTAH ()

On this 30th day of January, 2018, personally appeared before me Lee Roy Farrell, the signer of the above instrument, who duly acknowledged to me that he executed the same.





Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning West 122.10 feet and South 500 feet from the Northeast corner of the Southwest quarter of the Northeast quarter of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence South 309.82 feet; thence West 42.90 feet; thence South 510.18 feet; thence West 495 feet; thence North 66 feet; thence West 660 feet; thence North 722 feet; thence East 410 feet; thence South 468 feet; thence East 250 feet; thence North 500 feet; thence East 537.81 feet to the point of beginning.

Tax id no. OMI-1148

Parcel 2:

Beginning at the Southwest corner of Lot 2 of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North 80 rods; thence East 20 rods; thence South 80 rods; thence West 20 rods to the poing of beginning.

Less and excepting:

Beginning as the Southwest corner of Lot 2 of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North 182 feet; thence East 120 feet; thence South 182 feet; thence West 120 feet to the point of beginning.

Tax id no. OMI-0504

Parcel 3:

Beginning at the Southeast corner of the Southwest quarter of Section 34, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence North 27°20'00" West 10.75 chains; thence North 47°15'00" East 3.50 chains; thence South 31°30'00" East 14 chains; thence West 5 chains to the point of beginning.

Tax id no. OMI-0351

Excepting from Parcel 1 and Parcel 2 any portion lying within 500 South or Stringtown Road.