



WHEN RECORDED, MAIL TO:

W2575596

EH 2575596 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
09-MAY-12 957 AM FEE \$12.00 DEP JKC
REC FOR: SUNDANCE CAPITAL LLC

Jonathan K. Hansen
4626 N. 300 W., Ste. 160
Provo, Utah 84604

Parcel No. 20-036-0035

QUITCLAIM DEED

Sundance Capital, LLC, a Utah limited liability company ("*Grantor*"), hereby quitclaims to Pineview Waterside, LLC, a Utah limited liability company, for the sum of \$10.00 and other good and valuable consideration, all of Grantors' right, title, and interest in and to a certain parcel of real property located in Weber County, Utah and more particularly described on Exhibit A hereto.

DATED the 9th day of May, 2012.

SUNDANCE CAPITAL, LLC

By: Jonathan K. Hansen
Its: Manager

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

On May 8, 2012, before me, a notary public in and for the State of Utah, personally appeared Jonathan K. Hansen, duly acknowledged to me that he executed the foregoing instrument on his own behalf.



Robyn Stohlton
Notary Public

EXHIBIT A

PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY, BEGINNING AT A POINT ON THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-39 WHICH IS 50.00 FEET PERPENDICULARLY DISTANT SOUTH FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39 AND 42.00 FEET PERPENDICULARLY DISTANT WEST FROM THE CENTERLINE OF SNOW BASIN ROAD, SAID POINT ALSO BEING 720.02 FEET SOUTH 89°36'57" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 24 AND 41.13 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE TWO (2) COURSES ALONG THE PROPOSED WESTERLY RIGHT OF WAY LINE OF SNOW BASIN ROAD AS FOLLOWS: SOUTH 4 ° 48'23" WEST 312.86 FEET AND SOUTHWESTERLY ALONG THE ARC OF A 1134.18 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 117.20 FEET (CENTRAL ANGLE EQUALS 5 ° 55'15" AND LONG CHORD BEARS SOUTH 7 ° 46'00" WEST 117.15 FEET) THENCE NORTH 77 ° 56'13" WEST 457.05 FEET, THENCE NORTH 12 ° 03'47" EAST 156.00 FEET, THENCE SOUTH 77 ° 56'13" WEST 457.05 FEET, THENCE NORTH 12 ° 03'47" EAST 156.00 FEET, THENCE SOUTH 77 ° 56'13" EAST 158.81 FEET, THENCE NORTH 13 ° 01'42" EAST 259.93 FEET TO A NON-TANGENT CURVE 50.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID STATE HIGHWAY U-39, THENCE SOUTHEASTERLY ALONG THE ARC OF A 1959.86 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 245.98 FEET (CENTRAL ANGLE EQUALS 7 ° 11'28" AND LONG CHORD BEARS SOUTH 80 ° 34'02" EAST 245.82 FEET) TO THE POINT OF BEGINNING. (PARCEL NO. 20-036-0035)

Together with all and singular the rights, privileges, tenements, hereditaments, and appurtenances now or hereafter belonging or in any way appertaining thereunto; all interests, estates, or other claims, both in law and in equity, held by Grantor pursuant to the Trust Deed; all buildings, structures, and improvements of every nature situated on the Property; and all fixtures located at, upon, or about or affixed or attached to or installed in the Property.