

WHEN RECORDED MAIL TO:
Troutdale Ranch, LLC
768 Weber Canyon
OAKLEY, UT 84036
WTIA File #: 15968F

WARRANTY DEED

Stonehouse Farms, LLC, as to an undivided 75% interest, and Miles Hansen, as to an undivided 25% interest

Grantor,

City of **OAKLEY**, County of **SUMMIT**, State of **UT** hereby **CONVEY** and **WARRANTY** to

Troutdale Ranch, LLC

Grantee,

City of , County of , State of **Utah**, for the sum of **TEN DOLLARS** and other good and valuable consideration, the following tract of land in County, State of **Utah**, to-wit

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to **2020** taxes and thereafter.

WITNESS the hand of said grantor, this **21st** day of **October, 2020**.

R. Craig Hansen, Managing Member

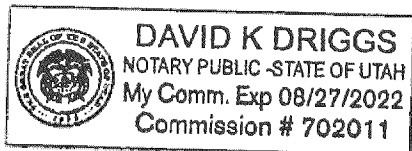
R. Craig Hansen, Managing Member of Stonehouse Farms, LLC

Miles Hansen

Miles Hansen

STATE OF **Utah**)
) :SS
COUNTY OF **SUMMIT**)

On the **21st** day of **October, 2020**, personally appeared before me **R. Craig Hansen, Managing Member of Stonehouse Farms, LLC** and **Miles Hansen**, the signer(s) of the within instrument, who duly acknowledged to me that **he/she/they** executed the same.



David K Driggs

Notary Public

EXHIBIT A

A TRACT OF LAND BEING PART OF SECTION 21 OF TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING MATCHING THE UTAH NORTH STATE PLANE COORDINATE ZONE (NAD83) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'24" EAST 1468.70 FEET ALONG THE SECTION LINE; THENCE SOUTH 84.45 FEET; THENCE SOUTH 11°21'35" EAST 825.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 11°21'35" EAST 60.59 FEET TO A POINT ON THE NORTHERN EDGE OF AN EXISTING ROAD; THE FOLLOWING (10) COURSES ARE ALONG THE NORTHERLY AND EASTERLY EDGE OF AN EXISTING ROAD; THENCE SOUTH 85°26'34" EAST 105.91 FEET; THENCE SOUTH 59°32'04" EAST 62.16 FEET; THENCE SOUTH 29°04'32" EAST 36.21 FEET; THENCE SOUTH 11°39'02" EAST 100.84 FEET; THENCE SOUTH 03°16'51" EAST 107.81 FEET; THENCE SOUTH 04°01'14" WEST 109.65 FEET; THENCE SOUTH 06°05'43" EAST 94.03 FEET; THENCE SOUTH 24°30'42" EAST 76.95 FEET; THENCE SOUTH 86°37'56" EAST 45.00 FEET; THENCE SOUTH 33°52'04" EAST 71.77 FEET TO A POINT ALONG THE CENTERLINE OF THE WEBER RIVER; THE FOLLOWING (4) COURSES ARE ALONG SAID CENTERLINE: THENCE SOUTH 23°52'54" WEST 162.61 FEET; THENCE SOUTH 59°48'25" EAST 127.37 FEET; THENCE SOUTH 68°46'48" EAST 69.72 FEET; THENCE SOUTH 09°07'50" EAST 75.52 FEET TO A POINT ON THE SOUTHEASTERLY PROPERTY LINE; THENCE SOUTH 45°53'44" WEST 337.27 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 21°50'56" WEST 667.03 FEET; THENCE NORTH 06°54'45" WEST 472.63 FEET; THENCE NORTH 34°54'12" EAST 160.30 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: OT-255-A-LLA-A

TOGETHER WITH WATER RIGHT 35-8699