

GRANTEE'S ADDRESS  
40 Island View  
2650 W 2700 S  
Syracuse UT 84075  
attn: Loren A. Broadbent

24844 43 WARRANTY DEED

LAWRENCE VICTOR RICHES, JR. and CAROLYN RICHES, husband and wife, as grantor  
Joint Tenants of LOS ALTOS County of State of

CA hereby CONVEY(S) AND WARRANT(S) TO  
SNOW MOUNTAIN L.C.

grantee  
of County of State of Utah

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS  
the following described tract of land in Summit County,  
State of Utah, to-wit:

BEGINNING AT A POINT WHICH IS SOUTH 1800.67 FEET AND WEST 950.24 FEET FROM THE  
NORTHEAST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE  
AND MERIDIAN (SAID POINT BEING ON THE SOUTHERLY LINE OF WEBER CANYON ROAD AND  
AN EXISTING FENCE CORNER) ALL COURSES ARE ALONG AN OLD EXISTING FENCE LINE AND  
RUNNING THENCE SOUTH 01 DEGREES 39 MINUTES 12 SECONDS WEST 1582.46 FEET, THENCE  
SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST 67.85 FEET, THENCE SOUTH 01 DEGREES  
36 MINUTES 10 SECONDS WEST 485.60 FEET, THENCE SOUTH 88 DEGREES 22 MINUTES 42  
SECONDS WEST 359.66 FEET, THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS EAST  
347.07 FEET, THENCE NORTH 01 DEGREES 14 MINUTES 10 SECONDS EAST 1579.79 FEET,  
THENCE NORTH 06 DEGREES 52 MINUTES 28 SECONDS EAST 90.57 FEET, TO THE SOUTHERLY  
LINE OF WEBER CANYON ROAD, THENCE NORTH 70 DEGREES 12 MINUTES 37 SECONDS EAST 10  
3.33 FEET ALONG SAID LINE, THENCE NORTH 71 DEGREES 08 MINUTES 10 SECONDS EAST  
290.28 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

BEING THE PROPOSED PLAT OF COTTONWOOD MEADOWS SUBDIVISION.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD,  
AND GENERAL PROPERTY TAXES FOR THE YEAR 1997 AND THEREAFTER.

WITNESS the hand(s) of said grantor(s) this August 22, 1997  
Signed in the presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Lawrence Victor Riches, Jr.  
CAROLYN RICHES

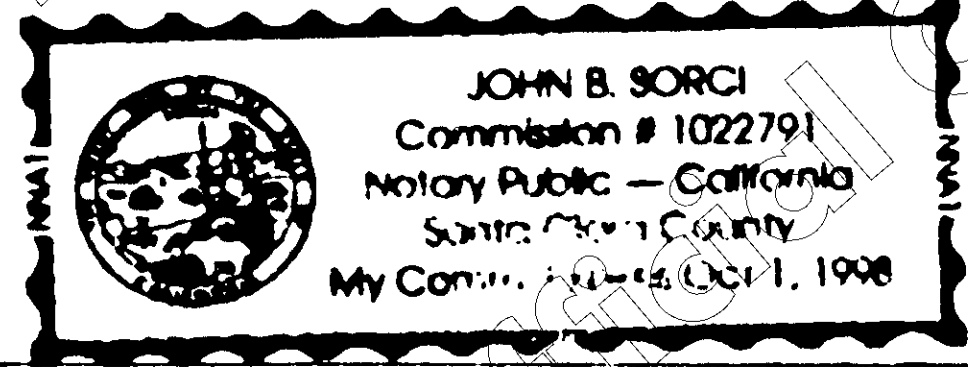
00485119 BK01069 Pg00289-00289

STATE OF CA )  
COUNTY OF Santa Clara ) ss.

ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
1997 AUG 26 13:35 PM FEE \$10.00 BY MAT  
REQUEST: ASSOCIATED TITLE

On August 22, 1997, personally appeared  
before me, LAWRENCE VICTOR RICHES, JR. and CAROLYN RICHES  
the signer (s) of the foregoing instrument, who being by me duly sworn,  
acknowledged to me that executed the same.

My Commission Expires: 1 Oct 98 John B. Sorci  
NOTARY PUBLIC



Residing at: 1 Oct 98  
JOHN B. SORCI  
Commission # 1022791  
Notary Public - California  
Santa Clara County  
My Comm. Expires Oct 1, 1998

Recorded at Request of \_\_\_\_\_

at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_

Mail tax notice to \_\_\_\_\_ GRANTEE Address: 2650 West 2700 South Syracuse, UT 84075

S-18449

# QUIT-CLAIM DEED

Kent Frazier, as Trustee of the Kent and Kerna B. Frazier Charitable Remainder Unitrust dated April 3, 1998

of Oakley \_\_\_\_\_, County of Summit \_\_\_\_\_, State of Utah, hereby  
QUIT-CLAIM to  
Snow Mountain L.C., a Utah limited liability company

of \_\_\_\_\_ Syracuse, County of Salt Lake \_\_\_\_\_, State of Utah  
Ten and No/100 \_\_\_\_\_ DOLLARS,  
and other good and valuable consideration  
the following described tract of land in \_\_\_\_\_ Summit \_\_\_\_\_ County,  
State of Utah:

Beginning at a point which is South 1800.67 feet and West 950.24 feet from the Northeast corner of Section 20, Township 1 South Range 6 East, Salt Lake Base and Meridian to the Southerly line of Weber Canyon Road; and thence South 71°08'10" West 290.28 feet, and South 70°12'37" West 103.33 feet along said Southerly line from the Northeast corner of Section 20, Township 1 South Range 6 East, Salt Lake Base and Meridian (said point being on the Southerly line of Weber Canyon Road and an existing fence corner); thence South 06°52'28" West 90.57 feet, and South 01°14'10" West 1552.25 feet along an existing fence; thence South 65°01'55" West 219.34 feet; thence North 01°14'10" East 1643.13 feet to the Southerly line of Weber Canyon Road and on existing fence; thence North 66°11'40" East 227.04 feet along said Southerly line of Weber Canyon Road and on existing fence to the point of beginning.

This conveyance is made together with 20 (Twenty) shares of capital stock in the New Field/North Bench Irrigation Company.

00503449 Bk01133 Pg00332-00332

ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
1998 APR 03 13:28 PM FEE \$10.00 BY GGB  
REQUEST: HIGH COUNTRY TITLE

WITNESS the hand of said grantor, this \_\_\_\_\_ day of  
April \_\_\_\_\_, A. D. one thousand nine hundred and Ninety-eight

Signed in the presence of

*Kent Frazier*  
Kent Frazier, Trustee

STATE OF UTAH, }  
County of Summit } ss.

On the 3<sup>rd</sup> day of April A. D. one  
thousand nine hundred and Ninety-eight personally appeared before me  
Kent Frazier, as Trustee of the Kent and Kerna B. Frazier Charitable Remainder  
Unitrust dated \_\_\_\_\_

the signer of the foregoing instrument, who duly acknowledge to me that he executed the



*Dale Buchanan*  
Notary Public.

My commission expires \_\_\_\_\_ / 2001 Address: \_\_\_\_\_