

**This Document Prepared By:**

CURTIS J BROWN  
*Attorney at Law*  
Law Office of Curtis J Brown  
PO Box 952  
35 North 50 East  
Coalville, Utah 84017  
(801)556-8659

**ENTRY NO. 00983629**

11/13/2013 01:14:04 PM B: 2216 P: 0595

Quit Claim Deed PAGE 1/5

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 23.00 BY STEFAN V BOWEN



**After Recording, Mail To:**

Stefan V. Bowen and Geniel G. Bowen, as co-Trustees  
1287 South Hoytsville Rd.  
Coalville, UT 84017

**Mail Tax Statements To:**

Stefan V. Bowen and Geniel G. Bowen, as co-Trustees  
1287 South Hoytsville Rd.  
Coalville, UT 84017  
APN: \_\_\_\_\_

## QUITCLAIM DEED

STEFAN V. BOWEN and GENIEL G. BOWEN, husband and wife, GRANTORS,

Whose current mailing address is 1287 South Hoytsville Rd., Coalville, UT 84017;

HEREBY convey and quitclaim to

STEFAN V. BOWEN and GENIEL G. BOWEN, as co-Trustees of THE STEFAN AND GENIEL BOWEN LIVING TRUST, U/A dated April 19<sup>th</sup>, 2013, GRANTEE,

Whose mailing address is 1287 South Hoytsville Rd., Coalville, UT 84017;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in had paid, the receipt of which is hereby acknowledged, all of their undivided interest in and to the following described tract of land in the County of Summitt, State of **Utah**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as Summit County, State of Utah, UT.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantors, this 19<sup>th</sup> day of April, 2013.

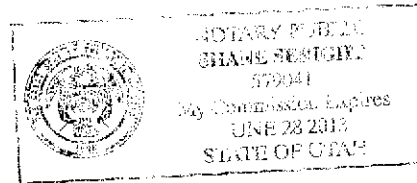
  
STEFAN V. BOWEN

  
GENIEL G. BOWEN

STATE OF UTAH

)  
) ss.  
)

COUNTY OF SUMMIT



On this 19<sup>th</sup> day of April, 2013, personally appeared before me STEFAN V. BOWEN and GENIEL G. BOWEN, the signer of the foregoing instrument who duly acknowledged to me that they executed the same.

My commission expires: 6/28/2013

Shane Smith  
NOTARY PUBLIC

**EXHIBIT A**

**Parcel 1: NS-510**

A tract of land beginning at the Southwest Corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence North 495.00 feet; thence South 88°45' East 2539.28 feet; thence South 89°51' East 2640 feet; thence South 495.00 feet; thence West 2640 feet; thence North 88°36' West 2532 feet to the point of beginning.

**Parcel 2: NS-611-A**

A tract of land beginning at the Northeast Corner of Section 33, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 134.64 feet; thence North 84°00' West 421.7 feet; thence North 1°45' West 90.5 feet; thence East 419.4 feet to the point of beginning.

**Parcel 3: NS-638**

A tract of land beginning at the Northwest Corner of Section 34, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 1°19' East 135.4 feet; thence South 85°06' East 342.0 feet; thence North 27°13' East 186.2 feet; thence North 89°53' West 429.0 feet to the point of beginning.

**Parcel 4: NS-554-A**

Beginning at the Southeast Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence West 419.4 feet; thence North 1°45' West 417.65 feet, more or less, to the point of intersection with the Southerly line produced of the Walter W. West Property; thence South 82°04' West 241.0 feet to the Southeast Corner of the said Walter W. West property; thence North 5°45' West 100.8 feet; thence North 82°02' East 76.59 feet; thence North 281.44 feet; more or less, to a point 600 feet West and 776.8 feet North of the point of beginning, thence East 600 feet to the Section line; thence South 776.8 feet to the place of beginning.

Also that portion of the following described parcel not embraced by the above described FOUR parcels:

Beginning at a point which is North 495.00 feet from the Southwest Corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being located on the Section line) and running thence South 88°52'56" East 2516.67 feet; thence South 89°57'45" East 2729.95 feet to a point located on the Easterly Section line of above said Section, also said point being West 10.00 feet +/- from an existing fence; thence South 00°57'18" East 495.00 feet along the Easterly Section line to the Southeast Corner of above said Section (said point being a 3" monument in concrete at the base of a

large cedar post); thence South 89°53'15" West 2759.95 feet along the Southerly Section line to the South ¼ Corner of above said Section (said point being a 3" monument in concrete on an existing fence) thence North 88°43'32" West 2101.31 feet along the Southerly Section line; thence South 27°13'00" West 179.13 feet to an existing fence; the next 9 courses are along said fence: Thence North 83°47'32" West 802.26 feet; thence North 06°34'50" East 367.99 feet; thence North 07°12'51" East 71.27 feet; thence North 86°54'39" West 86.16 feet; thence North 88°59'20" West 117.91 feet; thence North 00°48'25" West 97.95 feet; thence South 89°29'20" East 15.89 feet; thence North 01°06'55" East 108.78 feet; thence North 87°46'01" West 13.10 feet to the Westerly line of Deed recorded in Book 500 page 456-457; thence North 221.30 feet to an existing fence; thence South 89°03'04" East 605.18 feet along said fence to the Westerly Section line of above said Section; thence South 284.37 feet along said Section line to the point of beginning.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

Beginning at a point which is North 128.53 feet and West 949.06 feet from the Southeast Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on the Easterly right-of-way line of Hoytsville Road, Formerly known as US 189), and running thence North 04°19'00" East 219.25 feet along said right-of-way line to an existing fence corner; thence North 89°51'28" East 434.16 feet along an existing fence line; thence South 88°09'01" East 86.16 feet along an existing fence line; thence South 05°53'28" West 71.27 feet along an old existing fence line; thence North 89°30'02" West 198.95 feet along an old existing fence line; thence South 05°11'14" West 148.46 feet along an old existing fence line; thence North 89°59'14" West 316.99 feet along an existing fence line to the point of beginning.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

Beginning North 781.01 feet and East 1693.24 feet and South 04°15' West 220.0 feet from the Southwest Corner of the Southeast ¼ of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 04°15' West 110.0 feet; thence East 371.58 feet; thence North 109.69 feet; thence West 363.42 feet to the point of beginning.

**Parcel 5: NS-553-A**

Beginning North 781.01 feet and East 1693.24 feet from the Southwest Corner of the Southeast ¼ of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence South 04°15' West 110.0 feet; thence East 355.27 feet; thence North 109.7 feet; thence West 347.12 feet to the point of beginning.

Also any portion on the following describe parcel not embraced by the above described parcel:

Beginning at a point which is North 789.39 feet and West 605.10 feet from the Southeast Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian (said point being on an existing fence line); and running thence South 113.55 feet to a point which is South 89°02'14" East 24.50 feet

from an existing fence corner; thence North  $89^{\circ}02'14''$  West 290.79 feet along an existing fence to the Easterly right-of-way fence of the Hoytsville Road; thence North  $04^{\circ}55'19''$  East 113.74 feet along said right-of-way fence; thence South  $89^{\circ}03'04''$  East 281.03 feet along an existing fence to the point of beginning. NS-553-C

**Parcel 6: NS-637-A**

Beginning at a point which South  $88^{\circ}43'32''$  East 423.76 feet from the Southwest Corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence South  $88^{\circ}43'32''$  East 134.91 feet along the Section line to an existing fence; thence South  $51^{\circ}11'17''$  West 252.81 feet along said fence; thence North  $83^{\circ}47'32''$  West 19.93 feet; thence North  $27^{\circ}13'00''$  East 179.13 feet to the point of beginning.

01037564 B: 2335 P: 0669

Page 1 of 5

Mary Ann Trussell, Summit County Utah Recorder

01/25/2016 10:55:17 AM Fee \$34.00

By First American - Heber City

Electronically Recorded

Recording Requested by:  
First American Title Insurance Agency, LLC  
150 North Main Street, Suite 103A  
Heber, UT 84032  
(435)654-1414

AFTER RECORDING RETURN TO:

Sharon Richins  
633 East Chalk Creek Rd  
Coalville UT 84017

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## QUITCLAIM DEED

Escrow No. **380-5729215 (nh)**  
A.P.N.: **NS-554-A, NS-510, NS-553-A**

**Richard L. Whitney, as to an undivided 1/3 interest, Grantor, of Summit County, State of UT , hereby QUITCLAIMS to Dennis K. Richins and Sharon S. Richins, Trustees of the Kay and Sharon Richins Living Trust, dated December 4, 2012; and Gary L. Siddoway, Trustee of the Gary L. Siddoway Living Trust dated May 13, 2009; and Kenneth R. Siddoway and Susan B. Siddoway, husband and wife, as joint tenants; and Stefan V. Bowen and Geniel G. Bowen, as Co-Trustees of the Stefan and Geniel Bowen Living Trust dated April 19, 2013; and Roger B. Wilson and Luann B. Wilson, Trustees of the Roger and Luann Wilson Family Trust, dated the 14th day of February, 2007, all as tenants in common , Grantee, of Summit County, State of UT, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Summit County, State of Utah , to-wit:**

### PARCEL 1:

**A TRACT OF LAND BEGINNING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 495.00 FEET; THENCE SOUTH 88°45' EAST 2539.28 FEET; THENCE SOUTH 89°51' EAST 2640 FEET; THENCE SOUTH 495.00 FEET; THENCE WEST 2640 FEET; THENCE NORTH 88°36' WEST 2532 FEET TO THE POINT OF BEGINNING.**

### PARCEL 2:

**BEGINNING NORTH 781.01 FEET AND EAST 1693.24 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 04°15' WEST 110.0 FEET; THENCE EAST 355.27 FEET; THENCE NORTH 109.7 FEET; THENCE WEST 347.12 FEET TO THE POINT OF BEGINNING.**

**ALSO ANY PORTION ON THE FOLLOWING DESCRIBED PARCEL NOT EMBRACED BY THE ABOVE DESCRIBED PARCEL:**

**BEGINNING AT A POINT WHICH IS NORTH 789.39 FEET AND WEST 605.10 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING ON AN EXISTING FENCE LINE); AND RUNNING THENCE SOUTH 113.55 FEET TO A POINT WHICH IS SOUTH 89°02'14" EAST 24.50 FEET FROM AN EXISTING FENCE CORNER; THENCE NORTH 89°02'14" WEST 290.79 FEET ALONG AN EXISTING FENCE TO THE EASTERLY RIGHT-OF-WAY FENCE OF THE HOYTSVILLE ROAD; THENCE NORTH 04°55'19" EAST 113.74 FEET ALONG SAID RIGHT-OF-WAY FENCE; THENCE SOUTH 89°03'04" EAST 281.03 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THE ROAD.**

**PARCEL 3:**

**BEGINNING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 419.4 FEET; THENCE NORTH 1°45' WEST 417.65 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE PRODUCED OF THE WALTER W. WEST PROPERTY; THENCE SOUTH 82°04' WEST 241.0 FEET TO THE SOUTHEAST CORNER OF THE SAID WALTER W. WEST PROPERTY; THENCE NORTH 5°45' WEST 100.8 FEET; THENCE NORTH 82°02' EAST 76.59 FEET; THENCE NORTH 281.44 FEET; MORE OR LESS, TO A POINT 600 FEET WEST AND 776.8 FEET NORTH OF THE POINT OF BEGINNING, THENCE EAST 600 FEET TO THE SECTION LINE; THENCE SOUTH 776.8 FEET TO THE PLACE OF BEGINNING.**

**ALSO THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL NOT EMBRACED BY THE ABOVE DESCRIBED PARCEL:**

**BEGINNING AT A POINT WHICH IS NORTH 495.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING LOCATED ON THE SECTION LINE) AND RUNNING THENCE SOUTH 88°52'56" EAST 2516.67 FEET; THENCE SOUTH 89°57'45" EAST 2729.95 FEET TO A POINT LOCATED ON THE EASTERLY SECTION LINE OF ABOVE SAID SECTION, ALSO SAID POINT BEING WEST 10.00 FEET MORE OR LESS FROM AN EXISTING FENCE; THENCE SOUTH 00°57'18" EAST 495.00 FEET ALONG THE EASTERLY SECTION LINE TO THE SOUTHEAST CORNER OF ABOVE SAID SECTION (SAID POINT BEING A 3" MONUMENT IN CONCRETE AT THE BASE OF A LARGE CEDAR POST); THENCE SOUTH 89°53'15" WEST 2759.95 FEET ALONG THE SOUTHERLY SECTION LINE TO THE SOUTH QUARTER CORNER OF ABOVE SAID SECTION (SAID POINT BEING A 3" MONUMENT IN CONCRETE ON AN EXISTING FENCE) THENCE NORTH 88°43'32" WEST 2101.31 FEET ALONG THE SOUTHERLY SECTION LINE; THENCE SOUTH 27°13'00" WEST 179.13 FEET TO AN EXISTING FENCE; THE NEXT 9 COURSES ARE ALONG SAID FENCE; THENCE NORTH 83°47'32" WEST 802.26 FEET; THENCE NORTH 06°34'50" EAST 367.99 FEET; THENCE NORTH 07°12'51" EAST 71.27 FEET; THENCE NORTH 86°54'39" WEST 86.16 FEET; THENCE NORTH 88°59'20" WEST 117.91 FEET; THENCE NORTH 00°48'25" WEST 97.95 FEET; THENCE SOUTH 89°29'20" EAST 15.89 FEET; THENCE NORTH 01°06'55" EAST 108.78 FEET; THENCE NORTH 87°46'01" WEST 13.10 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 500 PAGE 456-457; THENCE NORTH 221.30 FEET TO AN EXISTING FENCE; THENCE SOUTH 89°03'04" EAST 605.18 FEET ALONG SAID**

**FENCE TO THE WESTERLY SECTION LINE OF ABOVE SAID SECTION; THENCE SOUTH 284.37 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THEREFROM THAT PORTION DISCLOSED AS PARCEL 1 IN A QUIT-CLAIM DEED RECORDED JULY 31, 2000, AS ENTRY NO. 569952, IN BOOK 1327, AT PAGE 1019 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A TRACT OF LAND BEGINNING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 495.00 FEET; THENCE SOUTH 88°45' EAST 2539.28 FEET; THENCE SOUTH 89°51' EAST 2640 FEET; THENCE SOUTH 495.00 FEET; THENCE WEST 2640 FEET; THENCE NORTH 88°36' WEST 2532 FEET TO THE POINT OF BEGINNING.**

**ALSO LESS AND EXCEPTING THEREFROM THAT PORTION DISCLOSED AS PARCEL 2 IN A QUIT-CLAIM DEED RECORDED JULY 31, 2000, AS ENTRY NO. 569952, IN BOOK 1327, AT PAGE 1019 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A TRACT OF LAND BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 134.64 FEET; THENCE NORTH 84°00' WEST 421.7 FEET; THENCE NORTH 1°45' WEST 90.5 FEET; THENCE EAST 419.4 FEET TO THE POINT OF BEGINNING.**

**ALSO LESS AND EXCEPTING THEREFROM THAT PORTION DISCLOSED AS PARCEL 3 IN A QUIT-CLAIM DEED RECORDED JULY 31, 2000, AS ENTRY NO. 569952, IN BOOK 1327, AT PAGE 1019 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A TRACT OF LAND BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 1°19' EAST 135.4 FEET; THENCE SOUTH 85°06' EAST 342.0 FEET; THENCE NORTH 27°13' EAST 186.2 FEET; THENCE NORTH 89°53' WEST 429.0 FEET TO THE POINT OF BEGINNING.**

**ALSO LESS AND EXCEPTING THEREFROM THAT PORTION DISCLOSED IN A QUIT-CLAIM DEED RECORDED JULY 31, 2000, AS ENTRY NO. 569952, IN BOOK 1327, AT PAGE 1019 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS NORTH 128.53 FEET AND WEST 949.06 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HOYTSTVILLE ROAD, FORMERLY KNOWN AS US 189), AND RUNNING THENCE NORTH 04°19'00" EAST 219.25 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 89°51'28" EAST 434.16 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 88°09'01" EAST 86.16 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 05°53'28" WEST 71.27 FEET ALONG AN OLD EXISTING FENCE LINE; THENCE NORTH 89°30'02" WEST 198.95 FEET ALONG AN OLD EXISTING FENCE LINE; THENCE SOUTH 05°11'14" WEST 148.46 FEET ALONG AN OLD EXISTING FENCE LINE; THENCE NORTH 89°59'14" WEST 316.99 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.**



A.P.N.: NS-554-A

Quitclaim Deed - continued

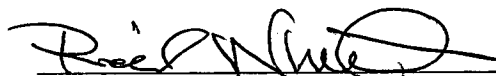
File No.: 380-5729215 (nh)

Date: January 19, 2016

**ALSO LESS AND EXCEPTING THEREFROM THAT PORTION DISCLOSED IN A QUIT-CLAIM DEED RECORDED JULY 31, 2000, AS ENTRY NO. 569952, IN BOOK 1327, AT PAGE 1019 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING NORTH 781.01 FEET AND EAST 1693.24 FEET AND SOUTH 04°15' WEST 220.0 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 04°15' WEST 110.0 FEET; THENCE EAST 371.58 FEET; THENCE NORTH 109.69 FEET; THENCE WEST 363.42 FEET TO THE POINT OF BEGINNING.**

Witness, the hand(s) of said Grantor(s), this <sup>22</sup>January 19, 2016.

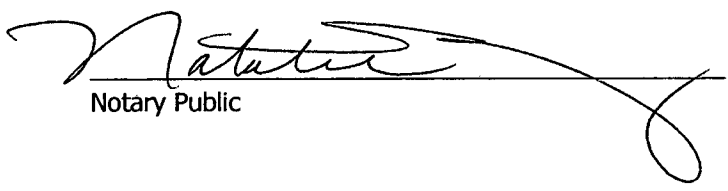
  
Richard L. Whitney

STATE OF UTAH )  
 )ss.  
County of WASATCH )

On 1/22/2014, before me, the undersigned Notary Public, personally appeared **Richard L. Whitney**, 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 to 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.

WITNESS my hand and official seal.

My Commission Expires: 6/4/18

  
Notary Public



Recording Requested by:

**ENTRY NO. 01051355**

08/15/2016 09:17:31 AM B: 2367 P: 0561

Quit Claim Deed PAGE 1/3

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 16.00 BY SHARON S RICHINS



AFTER RECORDING RETURN TO:

~~Gary L. Siddoway~~

Sharon S. Richins  
633 E. Chalk Creek Rd.  
Coalville, Ut. 84017

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

### QUITCLAIM DEED

A.P.N.: NS-611-A, NS-637-A, NS-638

**Richard L. Whitney, as to an undivided 1/3 interest, Grantor, of Summit County, State of UT, hereby QUITCLAIMS to Dennis K. Richins and Sharon S. Richins, Trustees of the Kay and Sharon Richins Living Trust, dated December 4, 2012; and Gary L. Siddoway, Trustee of the Gary L. Siddoway Living Trust dated May 13, 2009; and Kenneth R. Siddoway and Susan B. Siddoway, husband and wife, as joint tenants; and Stefan V. Bowen and Geniel G. Bowen, as Co-Trustees of the Stefan and Geniel Bowen Living Trust dated April 19, 2013; and Roger B. Wilson and Luann B. Wilson, Trustees of the Roger and Luann Wilson Family Trust, dated the 14th day of February, 2007, all as tenants in common, Grantee, of Summit County, State of UT, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Summit County, State of Utah, to-wit:**

**SEE ATTACHED EXHIBIT "A"**

Witness, the hand(s) of said Grantor(s), this AUG 11, 2016.

Richard L. Whitney

A.P.N.: NS-611-A, NS-637-A  
NS-638

Quitclaim Deed - continued

Date: **August 04, 2016**

STATE OF UTAH )  
 )ss.  
County of )

On Summit, before me, the undersigned Notary Public, personally appeared **Richard L. Whitney**, 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 to 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.

WITNESS my hand and official seal.

My Commission Expires: 3/13/19

Hilary Distefano  
Notary Public

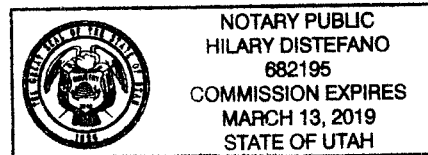


EXHIBIT "A"

PARCEL: NS-611-A

A tract of land beginning at the Northeast Corner of Section 33, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 134.64 feet; thence North 84°00' West 421.7 feet; thence North 1°45' West 90.5 feet; thence East 419.4 feet to the point of beginning.

PARCEL: NS-637-A

Beginning at a point which is South 88°43'32" East 423.76 feet from the Southwest Corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence South 88°43'32" East 134.91 feet along the Section line to an existing fence; thence South 51°11'17" West 252.81 feet along said fence; thence North 83°47'32" West 19.93 feet; thence North 27°13'00" East 179.13 feet to the point of beginning.

PARCEL: NS-638

A tract of land beginning at the Northwest Corner of Section 34, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 1°19' East 135.4 feet; thence South 85°06' East 342.0 feet; thence North 27°13' East 186.2 feet; thence North 89°53' West 429.0 feet to the point of beginning.

TOGETHER with all improvements thereon and appurtenances thereunto belonging.

SUBJECT to easements, restrictions, reservations, and rights of way appearing of record.

AFTER RECORDING RETURN TO:  
Sharon S. Richins  
633 E. Chalk Creek Road  
Coalville, UT 84017

**ENTRY NO. 01057909**

11/14/2016 02:37:05 PM B: 2383 P: 0634

Quit Claim Deed PAGE 1/2

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 12.00 BY SHARON S RICHINS



SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## QUITCLAIM DEED

A.P.N.: **NS-611-A**

**Richard L. Whitney, as to an undivided 1/3 interest, Grantor, of Summit County, State of UT, hereby QUITCLAIMS to Dennis K. Richins and Sharon S. Richins, Trustees of the Kay and Sharon Richins Living Trust, dated December 4, 2012; and Gary L. Siddoway, Trustee of the Gary L. Siddoway Living Trust dated May 13, 2009; and Kenneth R. Siddoway and Susan B. Siddoway, husband and wife, as joint tenants; and Stefan V. Bowen and Geniel G. Bowen, as Co-Trustees of the Stefan and Geniel Bowen Living Trust dated April 19, 2013; and Roger B. Wilson and Luann B. Wilson, Trustees of the Roger and Luann Wilson Family Trust, dated the 14<sup>th</sup> day of February, 2007, all as tenants in common, Grantees, of Summit County, State of UT, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Summit County, State of Utah, to-wit:**

A TRACT OF LAND BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 134.64 FEET; THENCE NORTH 84°00' WEST 421.7 FEET; THENCE NORTH 01°45' WEST 90.5 FEET; THENCE EAST 419.4 FEET TO THE POINT OF BEGINNING.

ALSO THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITH SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND NOT EMBRACED BY THE ABOVE DESCRIBED PROPERTY:

BEGINNING AT A POINT WHICH IS NORTH 495.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING LOCATED ON THE SECTION LINE) AND RUNNING THENCE SOUTH 88°52'56" EAST 2516.67 FEET; THENCE SOUTH 89°57'45" EAST 2729.95 FEET TO A POINT LOCATED ON THE EASTERLY SECTION LINE OF ABOVE SAID SECTION, ALSO SAID POINT BEING WEST 10.00 FEET +/- FROM AN EXISTING FENCE; THENCE SOUTH 00°57'18" EAST 495.00 FEET ALONG THE EASTERLY SECTION LINE TO THE SOUTHEAST CORNER OF ABOVE SAID SECTION (SAID POINT BEING A 3" MONUMENT IN CONCRETE AT THE BASE OF A LARGE CEDAR POST); THENCE SOUTH 89°53'15" WEST 2759.95 FEET ALONG THE SOUTHERLY SECTION LINE TO THE SOUTH 1/4 CORNER OF ABOVE SAID SECTION (SAID POINT BEING A 3" MONUMENT IN CONCRETE ON AN EXISTING FENCE); THENCE NORTH 88°43'32" WEST 2101.31 FEET ALONG THE SOUTHERLY SECTION LINE; THENCE SOUTH 27°13'00" WEST 179.13 FEET TO AN EXISTING FENCE; THENCE NEXT 9 COURSES ARE ALONG SAID FENCE: THENCE

NORTH 83°47'32" WEST 802.26 FEET; THENCE NORTH 06°34'50" EAST 367.99 FEET; THENCE NORTH 07°12'51" EAST 71.27 FEET; THENCE NORTH 86°54'39" WEST 86.16 FEET; THENCE NORTH 88°59'20" WEST 117.91 FEET; THENCE NORTH 00°48'25" WEST 97.95 FEET; THENCE SOUTH 89°29'20" EAST 15.89 FEET; THENCE NORTH 01°06'55" EAST 108.78 FEET; THENCE NORTH 87°46'01" WEST 13.10 FEET TO THE WESTERLY LINE OF DEED RECORDED IN BOOK 500 PAGE 456-457; THENCE NORTH 221.30 FEET TO AN EXISTING FENCE; THENCE SOUTH 89°03'04" EAST 605.18 FEET ALONG SAID FENCE TO THE WESTERLY SECTION LINE OF ABOVE SAID SECTION; THENCE SOUTH 284.37 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

**\*\*NOTE: The intent of this document is to include a portion of additional property under Tax Parcel Number NS-611-A, which was not included in that Quitclaim Deed recorded August 15, 2016 as Entry No. 1051355 in Book 2367 at Page 561 of Official Record.**

Witness, the hand(s) of said Grantor(s), this 27 day of SEPT., 2016.

  
Richard L. Whitney

STATE OF Utah )  
County of Summit )ss.

On September 27, 2016, before me, the undersigned Notary Public, personally appeared **Richard L. Whitney**, 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 to 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.

WITNESS my hand and official seal.

  
Notary Public

My Commission Expires: 3/13/19

