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W2969939

Mail Tax notice to:
Grantee
3718 North Wolf Creek Drive
Eden, Utah 84310

E# 2969939 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
15-Mar-19 1050 AM FEE \$12.00 DEP JC
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

NP A
MNT File No.: 63032 BT
Parcel ID No.: 22-016-0061

QUIT CLAIM DEED OF RIGHT-OF-WAY

Capon Capital, LLC, a Utah limited liability company

GRANTOR of Eden, State of Utah, hereby QUITCLAIMS TO:

John L. Lewis

GRANTEE of Eden, Utah for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, for Right-of-Way purposes as required by Weber County (and applicable government agencies) for emergency ingress and egress over and across the southerly and westerly portion of the following described property, running from Fox Run Drive (5100 East) thence westerly to Wolf Creek Drive (SR-158)

As more fully described on separate Exhibit "A" hereto attached and made a part hereof

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this March 13, 2019.

Capon Capital, LLC, a Utah limited liability company

By: John L. Lewis, Manager

State of Utah, County of Davis)ss:

On this date, March 15, 2019, personally appeared before me John L. Lewis, who being by me duly sworn did say that he is the Manager of Capon Capital, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and John L. Lewis acknowledged to me that said limited liability company executed same.

Notary Public

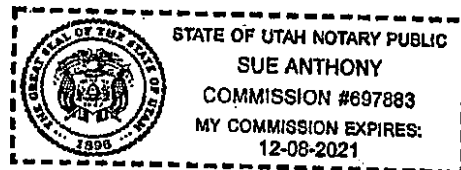


Exhibit "A"

Part of the Northwest Quarter of Section 27, Township 7 North, Range 1 East, and part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base & Meridian, Beginning at the Northwest corner of Moose Hollow Condominiums Phase 2, said point is on the Southerly right of way of Moose Hollow Drive, said point being South 2,064.88 feet and West 291.76 feet from the center quarter corner of said Section 22, (basis of bearing North 89°14'39" West from said quarter corner to the West corner of said Section 22); thence as follows: South 45°18'01" West 180.35 feet along said Moose Hollow Condominium Phase 2 boundary to Moose Hollow Phase 4 boundary and along said Phase 4 boundary the following three courses: South 45°26'32" West 119.26 feet, thence South 49°48'25" West 243.22 feet, thence South 35°29'01" West 123.17 feet; thence South 08°00'36" West 130.85 feet along said Phase 4 boundary and an extension of said boundary to an existing fence; thence North 89°14'28" West 223.67 feet along an existing fence; thence North 85°28'50" West 149.48 feet along an existing fence to an existing wood fence; thence North 00°45'07" West 178.63 feet along an existing wood fence, not following the fence where the fence deviates around an existing ditch; thence North 82°25'13" West 89.91 feet along an existing wood fence to the Easterly right of way of SR 158 and along said right of way the following three courses: Northerly 78.46 feet along a non-tangent curve to the right (R=1159.60', D=3°52'35", T=39.24', CH=78.44', CHB=North 17°07'33" East) to a compound curve, thence Northeasterly 457.23 feet along said right of way which is a curve to the right (R=865.42', D=30°16'16", T=234.08', CH=451.93'), thence North 49°20'06" East 112.55 feet to the Southerly right of way of Moose Hollow Drive and along said right of way the following three courses: South 41°49'00" East 75.71 feet (75.28' record) to a tangent curve to the left (record reads right), thence Southeasterly 252.63 feet (R=280.00', D=51°41'42", T=135.65', CH=244.15', CHB=South 67°39'51" East) to a tangent line, thence North 86°29'18" East 314.62 feet to the point of beginning.

EXCEPT: Powder Canyon Condominium Phase 1.