

Mail Recorded Deed and Tax Notice To:
Western States Ventures, LLC, a Utah limited liability company
2265 E Murray Holladay Road
Holladay, UT 84117



File No.: 107165-CAF

SPECIAL WARRANTY DEED

Jordanelle Special Service District

GRANTOR(S) of Heber City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
Western States Ventures, LLC, a Utah limited liability company

GRANTEE(S) of Holladay, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Wasatch** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 00-0020-8391 and 00-0020-8389 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 12th day of October, 2018.

Jordanelle Special Service District

BY: 

Ron Phillips
General Manager

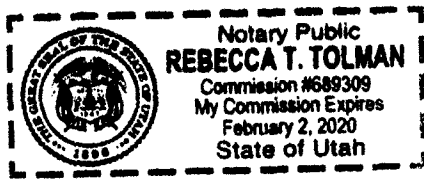
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STATE OF UTAH

COUNTY OF WASATCH

On the 12th day of October, 2018, personally appeared before me Ron Phillips, who being by me duly sworn did say that he is the General Manager of Jordanelle Special Service District, and that the foregoing instrument was signed on behalf of said District by authority granted by the Directors, and said Ron Phillips acknowledged to me that said District executed the same.


Notary Public



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EXHIBIT A

A parcel of land lying and situate in the East half of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Being a portion of the exception parcel described in that certain Warranty Deed recorded as Entry 438580 in Book 1191 at Page 796 of the Wasatch County Records. Basis of Bearing for subject parcel being North 00°19'58" West 2736.86 feet coincident with the East line of the Southeast quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the 1994 BLM aluminum monument monumentalizing the Southeast corner of said Section 7; thence North 00°19'58" West 2736.86 feet coincident with the East line of the Southeast quarter of said Section 7 to the 1994 BLM aluminum monument monumentalizing the East quarter corner thereof; thence departing said quarter section line South 79°25'47" West 305.79 feet to a point on the Westerly right of way line of SR 248; thence South 86°07'20" West 160.15 feet coincident with the South line of said exception parcel to the true point of beginning; thence continuing coincident with said South exception boundary South 86°07'20" West 133.27 feet; thence departing said exception line North 03°52'40" West 0.34 feet to an agreement line described in that certain Boundary Line Agreement recorded as Entry No. 186252 in Book 320 at Page 239, of said County records; thence North 88°03'26" West 141.13 feet coincident with said agreement line; thence departing said agreement line North 26°22'31" East 276.72 feet to a point on the arc of a 3709.55 foot radius curve; thence Northerly 704.11 feet along the arc of said 3709.55 foot radius curve to the left (center bears South 84°47'52" West) through a central angle of 10°52'31" to a point on the Westerly right of way of said SR 248; thence South 25°29'40" East 429.24 feet coincident with said right of way line; thence South 05°50'48" East 30.18 feet; thence South 06°01'58" West 61.62 feet; thence South 31°15'26" West 121.46 feet; thence South 60°29'00" East 66.72 feet to a point on the arc of a 237.50 foot radius curve; thence Southerly 155.67 feet along the arc of said 237.50 foot radius curve to the left (center bears South 69°36'45" East) through a central angle of 37°33'14"; thence North 72°49'36" East 14.34 feet to a point on the arc of a 237.50 foot radius curve; thence Southerly 55.04 feet along the arc of said 237.50 foot radius curve to the left (center bears North 86°06'46" East) through a central angle of 13°16'45"; thence North 72°49'36" East 56.70 feet to a point on the arc of a 94.00 foot radius curve; thence Southerly 74.03 feet along the arc of said 94.00 foot radius curve to the right (center bears South 72°51'48" West) through a central angle of 45°07'24" to a point of reverse curvature; thence Southerly 29.70 feet along the arc of a 22.00 foot radius curve to the left (center bears South 62°00'48" East) through a central angle of 77°21'43" to a point of reverse curvature; thence Southerly 47.84 feet along the arc of a 219.00 foot radius curve to the right (center bears South 40°37'29" West) through a central angle of 12°30'56" to the point of beginning.