

E 156322 B 376 P 1299

Date 05-Apr-2021 05:04PM

Fee: \$56.00 ACH

Filed By: BDN

BRENDA NELSON, Recorder

MORGAN COUNTY

For: COTTONWOOD TITLE INSURANCE AGENCY, Inc.
Recorded Electronically by Simplifile

Mail Recorded Deed and Tax Notice To:
The Heights at Whisper Ridge, LLC, a Utah limited liability company
5835 Dartmouth Drive
Mountain Green, UT 84050



File No.: 118465-CAF

SPECIAL WARRANTY DEED

The Heights at Whisper Ridge, LLC, a Utah limited liability company

GRANTOR(S) of Mountain Green, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

The Heights at Whisper Ridge, LLC, a Utah limited liability company as to an undivided 81% interest, ISOM Properties, LLC, as to an undivided 9.5% interest, and Prime Equity Holdings, LLC, as to an undivided 9.5% interest as Tenants in common

GRANTEE(S) of Mountain Green, 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 **Morgan County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0003-3330, **Serial No. 03-005-015 and 00-0005-3056, Serial No. 03-005-015-01** (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Subject to a Trust Deed recorded 4.5.21, 2021 as Entry No. 156321, in Book 376, at Page 1290 of Official Records.

Dated this 2nd day of April, 2021.

The Heights at Whisper Ridge, LLC, a Utah limited liability company

BY: 
Craig North
Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 2nd day of April, 2021, personally appeared before me Craig North, who acknowledged himself to be the Member of The Heights at Whisper Ridge, LLC, a Utah limited liability company, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



EXHIBIT A Legal Description

The North 495 feet of the Southeast quarter of the Southwest quarter of Section 22, Township 5 North, Range 1 East, Salt Lake Base and Meridian, also described as:

Beginning at a point which is West 1319.87 feet and North 825.00 feet from the South quarter corner of Section 22, Township 5 North, Range 1 East, Salt Lake Base and Meridian and running thence North 484.85 feet; thence North 89°24'46" East 1308.02 feet; thence South 00°30'57" East 498.31 feet; thence West 1312.44 feet to the point of beginning.

TOGETHER WITH a right of way being 30.0 feet on each side of and parallel to the following described centerline as disclosed by that certain Quit Claim Deed recorded February 3, 1995 as Entry No. 67446 in Book M110 at Page 319 of official records:

Beginning at a point South 0°07'42" East 2381.14 feet from the North quarter corner of Section 27, Township 5 North, Range 1 East and running thence North 83°07'06" West 309.82 feet; thence North 61°41'45" West 276.93 feet; thence North 14°05'39" West 249.88 feet; thence North 15°11'39" East 289.68 feet; thence North 03°13'12" East 241.46 feet; thence North 08°55'36" West 576.65 feet; thence North 11°06'18" West 228.19 feet; thence North 18°20'33" West 422.69 feet; thence North 30°13'48" East 130.31 feet; thence North 140.2 feet.

ALSO TOGETHER WITH a right of way appurtenant to Parcel 2, 30 feet wide, being 5 feet East of and 25 feet West of the centerline of an existing water pipe line running through said property as disclosed by that certain Quit Claim Deed recorded February 3, 1995 as Entry No. 67446 in Book M110 at Page 319 of official records.

ALSO:

(Property North of Whisper Ridge at Stone Canyon Phase 1 Subdivision PRUD)

This parcel being located in Section 22 and 27, Township 5 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the South quarter corner of Section 22, Township 5 North, Range 1 East, Salt Lake Base and Meridian and running thence South 00°13'58" West along the quarter section line 1378.05 feet; thence East 11.15 feet; thence South 00°34'30" West 319.37 feet; thence South 15°05'17" East 136.51 feet; thence South 15°05'11" East 452.73 feet; thence South 15°10'00" East 135.77 feet; thence South 38°15'00" East 75.00 feet; thence South 41°30'00" West 29.88 feet; thence North 75°07'24" West 171.95 feet; thence South 43°33'36" West 34.13 feet; thence Southeasterly 59.18 feet along a 144.50 foot radius curve to the left, chord bears South 12°37'47" East for 58.77 feet; thence Southeasterly 22.13 feet along a 111.80 foot radius curve to the right, chord bears South 18°41'02" East for 22.09 feet; thence South 13°01'24" East 637.50 feet to a UDOT right of way line; thence South 70°33'08" West 27.56 feet along said UDOT right of way line; thence South 77°57'06" West 147.20 feet along said UDOT right of way line; thence Southeasterly 231.51 feet along a 1372.40 foot radius curve to the right (chord bears South 82°47'04" West for 231.23 feet along said UDOT right of way line; thence Northerly along the centerline of Strawberry Creek the following 2 courses: North 21°44'52" East 55.70 feet; thence North 41°08'45" East 49.10 feet; thence North 02°16'28" West 54.97 feet to a point on the Westerly line of Strawberry Creek; thence along said Westerly line the following three courses: North 32°46'31" East 29.48 feet; thence North 45°01'22" East 81.05 feet; thence North 04°25'28" East 38.25 feet; thence North 00°22'15" East 97.89 feet to a

point on the centerline of said Strawberry Creek; thence along said centerline the following four courses: North 16°49'50" West 38.94 feet; thence North 01°38'14" West 48.79 feet; thence North 17°41'20" West 61.16 feet; thence North 17°37'52" East 16.45 feet; thence leaving said centerline and running South 89°22'05" East 132.01 feet; thence North 13°01'24" West 160.43 feet; thence North 00°13'58" East

170.02 feet; thence North 82°45'25" West 309.81 feet; thence North 61°20'04" West 276.93 feet; thence North 13°43'58" West 249.88 feet; thence North 15°33'20" East 289.68 feet; thence North 03°40'30" East 242.04 feet; thence North 08°19'22" West 578.89 feet; thence North 10°32'01" West 228.19 feet; thence North 17°42'21" West 200.95 feet; thence North 17°45'20" West 223.07 feet; thence North 30°49'15" East 130.31 feet; thence North 00°35'27" East 140.20 feet to the section line; thence North 89°24'33" West 607.26 feet; thence North 00°35'27" East 824.97 feet; thence South 89°24'33" East 1312.44 feet; thence South 00°04'30" West 825.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion lying Easterly of the line as described in Boundary Line Agreements recorded as Entry Nos. 108328, 108329, 108330, 108331, 108743, 108744, 108745 and 108746, said land lying East of said boundary lines was also reconveyed by a Partial Reconveyance recorded in Book 250 at Page 113.

ALSO LESS: All of Whisper Ridge at Stone Canyon Phase 1 Subdivision PRUD, according to the official plat thereof and of record in the Morgan County Recorder's office.