

Recorded At The Request Of  
Blake R. Voorhees, Esq.  
Ray Quinney & Nebeker P.C.  
36 South State Street, Suite 1400  
Salt Lake City, UT 84111

13935811 B: 11330 P: 2934 Total Pages: 4  
04/19/2022 12:53 PM By: jlucas Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: RAY QUINNEY & NEBEKER, P.C.  
36 S STATE STREETSALT LAKE CITY, UT 84111

Mail Tax Notice To:  
Mount Vision, LLC  
76725 Helix Highway  
Pendleton, OR 97801

Space above for County Recorder's use

PARCEL NOs. 19-34-200-004 and 19-34-200-005

### **SPECIAL WARRANTY DEED**

Troy L. Spratling, Bruce L. Spratling and Dennis P. Spratling, as Co-Trustees of the Calvin J. Spratling Family Trust created under the Will of Calvin J. Spratling dated May 29, 2013, GRANTORS, hereby CONVEY AND WARRANT against all claiming by, through or under Grantors, to Mount Vision, LLC, a Utah limited liability company, GRANTEE, of 76725 Helix Hwy, Pendleton, OR 97801, for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of Grantors' right, title, and interest in and to the following described tract of land in Salt Lake County, State of Utah:

#### **Parcel No. 1 [19-34-200-004]**

Parts of Sections 34 and 35, Township 2 South, Range 3 West, Salt Lake Base and Meridian, beginning 416.6 feet West and 729.16 feet South of the Northeast corner Section 34, and running thence North 90° East 275 feet; thence North 92°45' East 725 feet; thence North 113°30' East 900 feet; thence North 23°30' East 132 feet; thence North 66°30' West 924.1 feet; thence North 87°15' West 755.44 feet; thence North 0° East 168 feet; thence North 90° West 579 feet; thence North 180° East 300 feet; thence North 90° East 304 feet to the point of beginning.

#### **Parcel No. 2 [19-34-200-005]**

Beginning 1,298.58 feet South and 1,285.06 feet West of the Northeast corner of Section 34 (the Northeast Corner of the Southwest quarter of the Northeast quarter), Township 2 South, Range 3 West, Salt Lake Base and Meridian; and running thence North 89°08' West 500.00 feet along the North line of the Southwest quarter of the Northeast quarter of said Section 34; thence South 250.00 feet; thence South 89°08' East 500.00 feet; thence North 250.00 feet to the point of beginning.

Parcels 1 and 2 are together with a right of way known as the "TV/Tower Access Road" as described in that certain Warranty Deed recorded December 28, 2000 as Entry No. 7789228 in Book 8411 at Page 3611

Parcels 1 and 2 are together with a right of way known as the "TV/Tower Access Road" as described in that certain Warranty Deed recorded December 28, 2000 as Entry No. 7789228 in Book 8411 at Page 3611 and in Warranty Deed recorded December 28, 2000 as Entry No. 7789229 in Book 8411 at Page 3620 of Official Records.

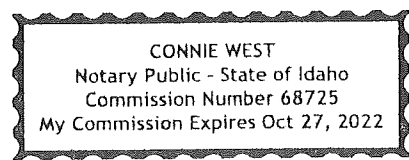
WITNESS the hand of said Affiants on the dates set forth below.

Date: 4-1-22

[Signature]  
Troy L. Spratling, Co-Trustee

STATE OF Idaho )  
: ss.  
COUNTY OF Madison )

On the 1st day of April, 2022, personally appeared before me, Troy L. Spratling, Co-Trustee of the Calvin J. Spratling Family Trust, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.



Connie West  
Notary Public

Date: \_\_\_\_\_

~~\_\_\_\_\_~~  
~~Bruce L. Spratling, Co-Trustee~~

STATE OF \_\_\_\_\_ )  
: ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me, Bruce L. Spratling, Co-Trustee of the Calvin J. Spratling Family Trust, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

~~\_\_\_\_\_~~  
~~Notary Public~~

Parcels 1 and 2 are together with a right of way known as the "TV/Tower Access Road" as described in that certain Warranty Deed recorded December 28, 2000 as Entry No. 7789228 in Book 8411 at Page 3611 and in Warranty Deed recorded December 28, 2000 as Entry No. 7789229 in Book 8411 at Page 3620 of Official Records.

WITNESS the hand of said Affiants on the dates set forth below.

Date: \_\_\_\_\_

\_\_\_\_\_  
Troy L. Spratling, Co-Trustee

STATE OF \_\_\_\_\_ )  
: ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me, Troy L. Spratling, Co-Trustee of the Calvin J. Spratling Family Trust, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

\_\_\_\_\_  
Notary Public

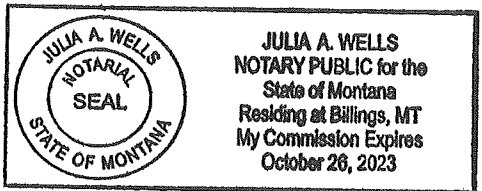
Date: 04/11/2022

Bruce L. Spratling  
Bruce L. Spratling, Co-Trustee

STATE OF MONTANA )  
: ss.  
COUNTY OF YELLOWSTONE )

On the 11th day of APRIL, 2022, personally appeared before me, Bruce L. Spratling, Co-Trustee of the Calvin J. Spratling Family Trust, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

Julia A. Wells  
Notary Public





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Ray Quinney & Nebeker P.C.  
36 South State Street, Suite 1400  
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PARCEL NO. 19-35-100-003

### **SPECIAL WARRANTY DEED**

Troy L. Spratling, Bruce L. Spratling and Dennis P. Spratling, as Co-Trustees of the Calvin J. Spratling Family Trust created under the Will of Calvin J. Spratling dated May 29, 2013, GRANTORS, hereby CONVEY AND WARRANT against all claiming by, through or under Grantors, to Mount Vision, LLC, a Utah limited liability company, GRANTEE, of 76725 Helix Hwy, Pendleton, OR 97801, for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of Grantors' right, title, and interest in and to the following described tract of land in Salt Lake County, State of Utah:

Beginning at a point South 547.18 feet and East 534.97 feet from the Northwest corner of Section 35, Township 2 South, Range 3 West, Salt Lake Base and Meridian, and running thence East a distance of 150 feet; thence South a distance of 300 feet; thence West a distance of 150 feet; thence North a distance of 300 feet to the point of beginning.


Less and excepting:

Parts of Sections 34 and 35, Township 2 South, Range 3 West, Salt Lake Base and Meridian, beginning 416.6 feet West and 729.16 feet South of the Northeast corner Section 34, and running thence North 90° East 275 feet; thence North 92°45' East 725 feet; thence North 113°30' East 900 feet; thence North 23°30' East 132 feet; thence North 66°30' West 924.1 feet; thence North 87°15' West 755.44 feet; thence North 0° East 168 feet; thence North 90° West 579 feet; thence North 180° East 300 feet; thence North 90° East 304 feet to the point of beginning.

Together with a right of way known as the "TV/Tower Access Road" as described in that certain Warranty Deed recorded December 28, 2000 as Entry No. 7789228 in Book 8411 at Page 3611 and in Warranty Deed recorded December 28, 2000 as Entry No. 7789229 in Book 8411 at Page 3620 of Official Records.

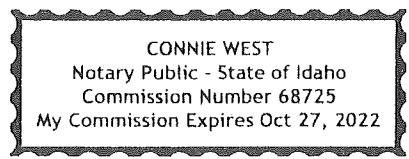
and in Warranty Deed recorded December 28, 2000 as Entry No. 7789229 in Book 8411 at Page 3620 of Official Records.

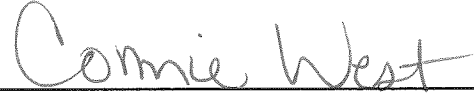
WITNESS the hand of said Grantors on the dates set forth below.

Date: 4-1-22 \_\_\_\_\_  
  
Troy L. Spratling, Co-Trustee

STATE OF Idaho )  
: ss.  
COUNTY OF Madison )

On the 1st day of April, 2022, personally appeared before me, Troy L. Spratling, Co-Trustee of the Calvin J. Spratling Family Trust created under the Will of Calvin J. Spratling dated May 29, 2013, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.



  
\_\_\_\_\_  
Notary Public

Date: \_\_\_\_\_  
\_\_\_\_\_  
Bruce L. Spratling, Co-Trustee

STATE OF \_\_\_\_\_ )  
: ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me, Bruce L. Spratling, Co-Trustee of the Calvin J. Spratling Family Trust created under the Will of Calvin J. Spratling dated May 29, 2013, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

\_\_\_\_\_  
Notary Public

and in Warranty Deed recorded December 28, 2000 as Entry No. 7789229 in Book 8411 at Page 3620 of Official Records.

WITNESS the hand of said Grantors on the dates set forth below.

Date: \_\_\_\_\_

\_\_\_\_\_  
Troy L. Spratling, Co-Trustee

STATE OF \_\_\_\_\_ )

: ss.

COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me, Troy L. Spratling, Co-Trustee of the Calvin J. Spratling Family Trust created under the Will of Calvin J. Spratling dated May 29, 2013, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

\_\_\_\_\_  
Notary Public

Date: 4/11/2022

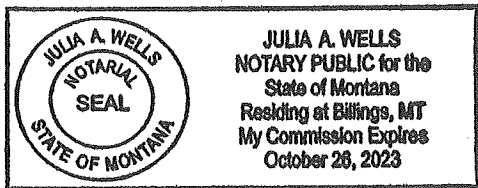
Bruce L. Spratling  
Bruce L. Spratling, Co-Trustee

STATE OF MONTANA )

: ss.

COUNTY OF YELLOWSTONE )

On the 11TH day of APRIL, 2022, personally appeared before me, Bruce L. Spratling, Co-Trustee of the Calvin J. Spratling Family Trust created under the Will of Calvin J. Spratling dated May 29, 2013, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.



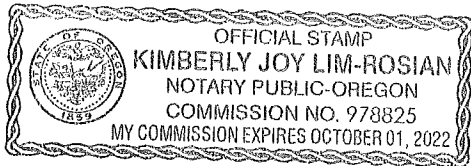
Julia Wells  
Notary Public

Date: 3/25/22

  
Dennis P. Spratling, Co-Trustee

STATE OF OREGON )  
: ss.  
COUNTY OF COLUMBIA )

On the 25<sup>th</sup> day of MARCH, 2022, personally appeared before me, Dennis P. Spratling, Co-Trustee of the Calvin J. Spratling Family Trust created under the Will of Calvin J. Spratling dated May 29, 2013, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.



  
Notary Public

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