



W3204419

Mail Tax notice to:

Grantee

160 West Canyon Crest Road

Alpine, UT 84004

Tax ID No.: 22-016-0034

Tax ID No.: 22-016-0077

E# 3204419 PG 1 OF 5
Leann H. Kiltz, WEBER COUNTY RECORDER
15-Dec-21 0441 PM FEE \$40.00 DEP TN
REC FOR: PCG
ELECTRONICALLY RECORDED

WARRANTY DEED

WS Eden LLC, a Utah limited liability company

GRANTOR of Eden, State of Utah, hereby CONVEYS and WARRANTS TO:

RS21 The Point LLC, a Utah limited liability company

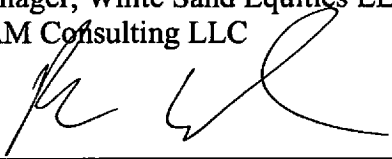
GRANTEE of 160 West Canyon Crest Road, Alpine, UT 84004 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of Utah:

AS FOR FULLY DESCRIBED ON SEPARATE EXHIBIT "A" HERETO ATTACHED AND MADE 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 13th day of December, 2021.

WS Eden LLC, a Utah limited liability company by
Its Manager, White Sand Equities LLC by Its Manager
COLAM Consulting LLC

By: 

Parker Enloe, Manager

STATE OF UTAH }
COUNTY OF UTAH }

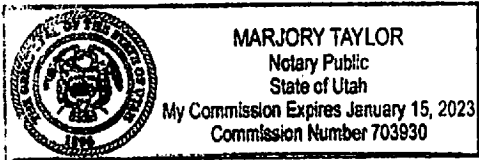
On the 13TH day of December in the year 2021 before me, the undersigned, personally appeared Parker Enloe personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signatures on the instrument, the individual(s), or the persons upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of Utah, County of UTAH.



Notary Public

My commission expires: 1/15/23

(SEAL)



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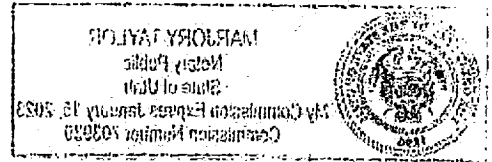


EXHIBIT "A" – LEGAL DESCRIPTION

Parcel 1:

Part of the South 1/2 of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian, US Survey:

BEGINNING 352.79 Feet South 0°00'33" West along the Quarter Section line and North 75°36'42" West 745.27 Feet from the Center of said Section 22; running thence South 30°52'12" West 95.32 Feet; thence South 79°58'16" West 11.10 Feet; thence South 36°50'43" West 35.42 Feet; thence South 34°38'04" East 40.68 Feet; thence South 42°16'04" East 181.60 Feet; thence South 35°52'46" East 125.67 Feet; thence Northeasterly along the arc of a 290.50 foot radius curve to the right a distance of 84.96 Feet (long chord bears North 57°42'21" East 84.66 Feet); thence South 43°30'00" East 48.45 Feet more or less; thence southwesterly along the arc of a 245.50 foot radius curve to the left a distance of 133.55 Feet (central angle equals 31°10'02" and long chord bears South 54°17'03" West 131.90 Feet); thence North 35°52'46" West 173.54 Feet; thence North 41°53'00" West 80.66 Feet; thence South 47°35'44" West 164.12 Feet; thence North 30°46'12" West 187.57 Feet (Record North 30°56'12" West); thence North 36°45'57" West 292.66 Feet; thence North 42°09'04" East 51.82 Feet; thence North 71°55'50" East 39.43 Feet; thence South 75°36'42" East 351.54 Feet to the point of beginning.

Parcel 2:

Part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Westerly line of Wolf Creek Drive (66 foot right of way) being 1072.00 feet South 0°00'33" West along the Quarter Section line and 115.75 feet North 89°59'27" West from the center of said Section 22; and running thence Southwesterly along the arc of a 2603.00 foot radius curve to the right a distance of 51.07 feet (central angle equals 1°07'27" and long chord bears South 37°17'05" West 51.07 feet) along said Westerly line; thence North 55°39'59" West 141.11 feet to a point of curvature; thence Westerly along the arc of a 50.00 foot radius curve to the left a distance of 42.77 feet (central angle equals 49°00'51" and long chord bears North 80°10'24" West 41.48 feet) to a point of tangency; thence South 75°19'10" West 109.16 feet; thence Westerly along the arc of a 110.50 foot radius curve to the right a distance of 47.13 feet (central angle equals 24°26'15" and long chord bears North 89°55'34" West 46.77 feet) to a point of compound curve; thence Westerly and Northwesterly along the arc of a 290.50 foot radius curve to the right a distance of 602.55 feet (central angle equals 118°50'33" and long chord bears North 18°17'11" West 500.20 feet); thence South 35°52'46" East 46.41 feet; thence Southwesterly, Southerly and Southeasterly along the arc of a 245.50 foot radius curve to the left a distance of 498.78 feet (central angle equals 116°24'29" and long chord bears South 19°30'13" East 417.32 feet) to a point of compound curve; thence along the arc of a 65.50 foot radius curve to the left a distance of 25.04 feet (central angle equals 21°54'20" and long chord bears South 88°39'37" East 24.89 feet) to a point of tangency; thence North 80°23'13" East 117.78 feet to a point of curvature; thence Southeasterly along the arc of a 142.62 foot radius curve to the right a distance 109.39 feet (central angle equals 43°56'48" and long chord bears South 77°38'23" East 106.73 feet) to a point of tangency; thence South 55°39'59" East 103.97 feet to the point of beginning.

Excepting therefrom: That portion of the Southwest Quarter of Section 22, Township 7 North, Range 1 East Salt Lake Base & Meridian, located in the County of Weber, State of Utah, described as follows: A circular parcel of land having a radius of 100.00 feet and a center point located South 89°07'33" East 2206.91 feet along the Southerly line of said Section 22 and North 00°00'00" East 1596.75 feet from the Southwest corner of said Section 22.

TOGETHER WITH an easement for ingress and egress purposes over and across existing maintenance roads within the grantors land for access to the above described parcel of land.

ALSO TOGETHER WITH an access easement as set forth and granted in that certain Access Easement Agreement recorded August 6, 2021 as Entry No. 3173814 in the office of the Weber County Recorder and more particularly described as follows: A part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East of the Salt Lake Base and Meridian, beginning at the intersection of the Grantor's Easterly property line and the North line of an existing roadway being located North $89^{\circ}14'39''$ West 384.98 feet along the North line of said Southwest Quarter and South 1015.46 feet from the Northeast corner of said Southwest Quarter and running thence along the Grantor's Easterly property line along the arc of a 100.00 foot radius curve to the right 28.49 feet, having a central angle of $16^{\circ}19'35''$, chord bears South $27^{\circ}02'40''$ East 28.40 feet to the South line of said existing roadway; thence along said South line the following three (3) courses: (1) South $77^{\circ}24'23''$ West 46.58 feet; (2) along the arc of a 164.24 foot radius curve to the right 85.13 feet, having a central angle of $29^{\circ}41'46''$, chord bears North $80^{\circ}30'00''$ West 84.18 feet; (3) along the arc of a 299.76 foot radius curve to the right 52.14 feet, having a central angle of $09^{\circ}58'00''$, chord bears North $63^{\circ}23'16''$ West 52.08 feet to the Grantor's Westerly property line; thence along said Westerly property line along the arc of a 100.00 foot radius curve to the right 28.39 feet, having a central angle of $16^{\circ}16'09''$, chord bears North $44^{\circ}35'40''$ East 28.30 feet to the North line of said existing roadway; thence along said North line the following three (3) courses: (1) along the arc of a 272.26 foot radius curve to the left 41.66 feet, having a central angle of $08^{\circ}46'03''$, chord bears South $64^{\circ}07'40''$ East 41.62 feet; (2) along the arc of a 136.74 foot radius curve to the left 69.85 feet, having a central angle of $29^{\circ}16'02''$, chord bears South $80^{\circ}01'05''$ East 69.09 feet; thence North $77^{\circ}24'23''$ East 37.68 feet to the point of beginning.
