

Ent 134529 Bk 318 Pg 1448
Date: 01-APR-2015 11:10:30AM
Fee: \$12.00 Check
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: MOUNTAIN VIEW TITLE & ESCROW IN
C

Mail Tax Notice To:

REAL ESTATE MANAGER
P.O. BOX 3429
CEDEN, UTAH 84407

WARRANTY DEED
(127635)

American Heritage Holdings, L.C., a Utah Limited Liability Company, referred to as Grantor does hereby give, grant, bargain, sell, convey and warrant to:

Staker & Parson Companies, a Utah Corporation

as Grantee of WEBER COUNTY, UTAH, for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors right, title and interest in and to the following described real property, located in the County of Morgan County, State of Utah, more particularly described as follows:

See Legal Description on attached Exhibit "A" which by reference is made a part.
Serial Number 03-005-044-021-3-NA
Parcel Number 00-0077-7331

Subject to easements, restrictions and rights of way of record by deed or by prescription.

The officer executing this deed certifies that this deed and the conveyance represented herein was in accordance with the terms and conditions of the operating agreement which governs the administration of the limited liability company.

Witness the hand of said Grantor on the 25 day of Feb 2015

American Heritage Holdings, L.C. a
Utah Limited Liability Company

By: Danny C. Bridenstine
Name: Danny C. Bridenstine
Its: m.

State of Utah
County of Weber

On the 25 day of February 2015, personally appeared before me, Danny C. Bridenstine, in the capacity of Member Manager of American Heritage Holdings, L.C., a Utah Limited Liability Company, who duly acknowledged to me that this deed was executed by them in the capacity stated and in accordance with the operating agreement of said limited liability company.

James D. Maxfield
Notary Public

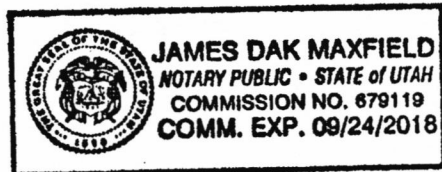


Exhibit A
LEGAL DESCRIPTION

File Number: 127118

Part of the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, described as follows: Beginning at a point on an existing fenceline said point being located South 89°55'18" East along Section line 665.65 feet and South 91.87 feet from an iron pipe marking the Northwest corner of said Section 25, and running thence Northeasterly along said fence line the following (4) courses: (1) North 68°41'10" East 90.93 feet, (2) North 68°44'21" East 200.83 feet, (3) North 68°52'49" East 186.86 feet and (4) North 68°39'59" East 162.46 feet to the Northwesterly corner of the Rollins Ranch L.L.C. property as recorded in Book 249, Page 822, at the Office of the Morgan County Recorder, June 27, 2007, thence Southeasterly coincident with the West line of said property (7) courses as follows: (1) South 05°25'36" East 192.32 feet, (2) South 41°57'05" East 110.48 feet, (3) North 72°35'14" East 66.68 feet, (4) South 05°32'54" East 122.44 feet to a point of curvature, (5) Southwesterly 218.21 feet along the arc of a 442.00 foot radius curve to the right through a central angle of 28°17'13" (chord bears South 08°35'33" West 216.01 feet) to a point of reverse curvature, (6) Southeasterly 510.30 feet along the arc of a 356.50 foot radius curve to the left through a central angle of 82°00'46" (chord bears South 18°16'04" East 467.83 feet) and (7) South 04°25'07" East 100.99 feet to the Northerly line of the Paul Warner Subdivision, a plat recorded at the Office of the Morgan County Recorder, thence South 89°48'17" West coincident with said Northerly line 482.30 feet to the Northwest corner of said subdivision, thence South 00°21'23" East coincident with the West line of said subdivision 591.00 feet to the Northerly line of the Questar Gas property as recorded at the Office of the Morgan County Recorder in Book 249, Page 820, June 27, 2007, thence South 89°38'37" West coincident with the North line of said parcel 75.00 feet to the Northwest corner thereof, thence South 00°21'23" East coincident with the West line of said parcel 66.91 feet to the North line of Old Highway Road as depicted on that certain record of survey number 256 on file at the Office of the Morgan County Recorder of the Paul Warner property performed by William L. Holyoak, July of 1996, thence Westerly coincident with the North line of said street (2) courses as follows: (1) Southwesterly 109.97 feet along the arc of a 1472.70 foot radius curve to the left through a central angle of 04°14'36" (long chord bears South 84°36'07" West 109.05 feet) and (2) South 82°28'49" West 476.82 feet, thence North 08°36'17" East 1653.03 feet to said fenceline and the point of beginning.