

Mail Recorded Deed and Tax Notice To:
Hexie Heritage Trust
14 Portuguese Bend Rd.
Rolling Hills, CA 90274



COTTONWOOD
TITLE

File No.: 150645-BHF

01179965 B: 2713 P: 0768

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Rhonda Francis Summit County Recorder

12/20/2021 08:58:22 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

WARRANTY DEED

D.E. Moss Family Partnership

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Sunny C. Beutler and Jonathan Beutler, Trustees of the Hexie Heritage Trust dated May 6, 2021

GRANTEE(S) of Rolling Hills, State of California

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: **SS-146-L-3 and SS-146-L-4** (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.

[Signature on following page]

Dated this 17th day of December, 2021.

D. E. Moss Family, LLC, who acquired title as
D.E. Moss Family Partnership

BY: [Signature]
Duane B. Moss
Manager

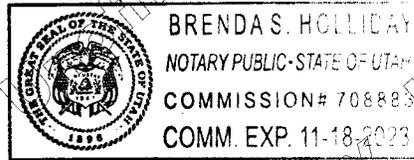
BY: [Signature]
Evan Moss
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 17th day of December, 2021, before me, personally appeared Duane B. Moss, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of D.E. Moss Family Partnership LLC

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 17th day of December, 2021, before me, personally appeared Evan Moss, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of D.E. Moss Family Partnership, LLC.

[Signature]
Notary Public

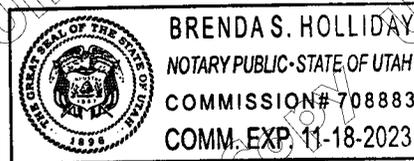


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT ON TOLLGATE CANYON ROAD, SAID POINT BEING 550.06 FEET SOUTH AND 3296.86 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 81°52'14" WEST 258.77 FEET; THENCE SOUTH 59°33'34" WEST 55.13 FEET; THENCE SOUTH 35°41'14" EAST 371.21 FEET; THENCE NORTH 43°27'29" EAST 300.35 FEET; THENCE NORTH 46.24 FEET; THENCE NORTH 41°13'47" WEST 50.51 FEET; THENCE NORTH 53°29'13" WEST 107.19 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 3352.87 FEET EAST AND 1840.22 FEET NORTH FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 11°20'51" EAST 75.00 FEET; THENCE SOUTH 78°39'09" EAST 50.00 FEET; THENCE SOUTH 11°20'51" WEST 75.00 FEET; THENCE NORTH 78°39'09" WEST 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON TOLLGATE CANYON ROAD SAID POINT BEING 651.83 FEET SOUTH AND 3416.30 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 46.24 FEET; THENCE SOUTH 43°27'29" WEST 300.35 FEET; THENCE NORTH 35°41'14" WEST 371.21 FEET; THENCE SOUTH 59°30'31" WEST 180.67 FEET; THENCE SOUTH 43°01'15" WEST 117.12 FEET; THENCE SOUTH 45°46'47" WEST 260.54 FEET; THENCE SOUTH 82°00' EAST 206.00 FEET TO A POINT OF TANGENCY WITH A 125.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 146.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°00' TO A POINT OF TANGENCY WITH A 175.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 146.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°00'; THENCE SOUTH 63°00' EAST 403.65 FEET; THENCE NORTH 47°36'26" EAST 534.72 FEET; THENCE NORTH 42°52'46" WEST 221.99 FEET; THENCE NORTH 34°11'42" WEST 191.82 FEET; THENCE NORTH 41°13'46" WEST 71.49 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 3352.87 FEET EAST AND 1840.22 FEET NORTH FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 11°20'51" EAST 75.00 FEET; THENCE SOUTH 78°39'09" EAST 50.00 FEET; THENCE SOUTH 11°20'51" WEST 75.00 FEET; THENCE NORTH 78°39'09" WEST 50.00 FEET TO THE POINT OF BEGINNING.