



W2965576

Mail Tax notice to:
Grantee
482 North 1375 East
Layton, UT 84040
MNT File No.: 55418
Tax ID No.: 23-013-0027 / 23-013-0028
23-013-0263

E# 2965576 PG 1 OF 3
Leann H. Kiltz, WEBER COUNTY RECORDER
14-Feb-19 0324 PM FEE \$16.00 DEP DAI
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

WARRANTY DEED

Mountainland Estates, LLC, a Utah Limited Liability Company

GRANTOR of Mercer Island, State of Washington, hereby CONVEYS and WARRANTS TO:

Carlton R. Richey

GRANTEE of 482 North 1375 East, Layton, UT 84040 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.

SUBJECT TO THE GREENBELT TAXES PURSUANT TO THE FARMLAND ASSESSMENT ACT OF 1969.


WITNESS, the hand(s) of said grantor(s), February 12th 2019.

Mountainland Estates, LLC, a Utah Limited Liability Company


By: Norman Cohn, Manager

State of WA, County of KING)ss:

On this date, February 12th 2019, personally appeared before me Norman Cohn, who being by me duly sworn did say that he is the Manager of Mountainland Estates, LLC, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Norman Cohn acknowledged to me that said limited liability company executed same.


Notary Public

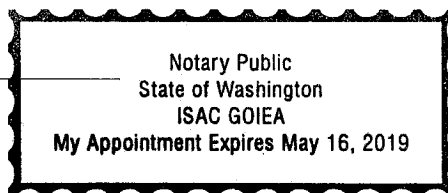


EXHIBIT "A" – LEGAL DESCRIPTION

Parcel 1:

The North 1/2 of the North 1/2, the Southwest Quarter of the Northwest Quarter, the Southeast Quarter of the Northeast Quarter, the East 1/2 of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter and the Southwest Quarter of Section 20, Township 7 North, Range 3 East, Salt Lake Base and Meridian, according to the official plat thereof.

Parcel 2:

The Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 7 North, Range 3 East, Salt Lake Base and Meridian, according to the official plat thereof.

The Grantor Specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land.

Parcel 3:

All of Section 19, Township 7 North, Range 3 East, Salt Lake Base and Meridian.

Less and excepting therefrom, the property conveyed to Weber County by that certain Warranty Deed, recorded January 29, 1981, as Entry No. 829156, in Book 1375 at Page 1130, also known as Sunridge Road.

Also less and excepting therefrom, the property conveyed by that certain Warranty Deed, recorded January 30, 2013, as Entry No. 2618165, being more particularly described as follows:

Beginning at Northeast Corner of Section 24, Township 7 North, Range 2 East, Salt Lake Base and Meridian, and running thence South 00°30'34" West, 158.18 feet to the Northwest corner of Section 19, Township 7 North, Range 3 East, thence along the North line of Section 19, South 89°04'33" East, 384.20 feet to the Westerly right of way line of a county road as described in Book 1385 Page 1130-1133, said deed being rotated 0°12'20" clockwise to match the calls to the Southeast corner of Section 13, Township 7 North Range 2 East and the call from the West Quarter corner of Section 19, Township 7 North, Range 3 East; thence along said right of way the following Twenty-one (21) courses: (1) South 57°16'50" East, 510.87 feet (2) with a curve to the left with an arc length of 107.10 feet, with a radius of 469.45 feet, whose chord bears south 63°48'58" East, 106.87 feet (3) South 70°21'05" East, 633.72 feet (4) with a curve to the right with an arc length of 155.71 feet, with a radius of 170.34 feet, whose chord bears south 44°09'48" East, 150.35 feet; (5) South 17°58'35" East, 325.69 feet; (6) with a curve to the left with an arc length of 103.70 feet, with a Radius of 898.81 feet, whose chord bears South 21°16'53" East, 103.64 feet; (7) South 24°35'12" East 290.58 feet (8) with a curve to the right with an arc length of 98.18 feet, with a radius of 1797.57 feet, whose chord bears South 23°01'19" East, 98.17 feet (9) South 21°27'27" East, 847.26 feet; (10) with a non-tangent curve to the left with an arc Length of 214.53 feet, with a radius of 321.80 feet, whose chord bears south 40°33'45" East, 210.58 feet (11) South 59°40'05" East, 239.34 feet (12) with a curve to the right with an arc length of 83.11 feet, with a radius of 181.30 feet, whose chord bears South 46°32'05" East, 82.39 feet; (13) South 33°24'05" East, 266.53 feet; (14) with a curve to the right with an arc of length of 91.70 feet, with a Radius of 386.70 feet, whose chord bears South 26°36'27" East, 91.49 feet; (15) South 19°48'50" East, 290.70 feet; (16) with a curve to the left with an arc length of 105.25 feet, with a radius of 633.81 feet, whose chord bears South 24°34'16" East 105.13 feet; (17) South 29°19'42" East, 779.70 feet; (18) with a curve to the right with an arc length of 175.89 feet, with a radius of 310.08 feet, whose chord

Warranty Deed

bears South 13°04'41" East, 173.54 feet; (19) South 03°10'18" west, 180.56 feet; (20) with a curve to the left with an arc length of 211.19 feet, with a Radius of 485.71 feet, whose chord bears South 09°17'04" East, 209.53 feet; (21) South 21°44'27" East, 927.18 feet to the South line of Section 19; thence North 89°55'35" West 365.43 feet to the Northwest corner of the Monty Nielsen Property, thence along the Neilsen, Niederhauser and Gustaveson properties, South 00°00'30" East, 2882.05 feet; to the boundary of evergreen subdivision; thence along said boundary the following two (2) courses: (1) South 19°10'02" West, 1065.56 feet; (2) South 00°00'30" East, 1391.07 feet to the North line of Section 31; thence North 89°43'13" West, 3098.24 feet to the Southwest corner of Section 30, Township 7 North, Range 3 East; thence North 00°15'46" West, 59.61 feet to the Southeast corner of Section 25, Township 7 North, Range 2 East; thence North 88°51'54" West, 2585.78 feet to the South Quarter corner of Section 25, thence South 00°22'40" West, 5349.62 feet to the South Quarter Section 36, thence South 89°21'09" East 2628.67 feet to the Southeast corner of Section 36, thence North 89°44'27" East, 102.35 feet to the Northeast corner of Section 1, Township 6 North, Range 2 East, thence along the boundaries of Sections 1 and 2 of Township 6 North, Range 2 East the following Five Courses (5): (1) South 00°03'23" West, 4896.37 feet; (2) South 02°32'41" West, 80.32 feet; (3) south 89°37'07" West 5252.18' feet; (4) South 89°45'18" West, 5395.31 feet; (5) North 01°17'19" East 5154.30 feet to the Northwest corner of Section 2, thence North 88°45'29" West, 95.07 feet to the Southwest corner of Section 35, Township 7 North, Range 2 East, thence N00°32'17" West, 2653.06 feet to the West Quarter corner of Section 35; thence North 01°14'24" East, 2675.80 feet to the Northwest corner of Section 35, thence South 89°40'10" East, 2654.85 feet to the North Quarter of Section 35, thence South 89°56'45" East 2655.96 feet to the corner common to Sections 25, 26, 35 and 36; thence North 00°11'23" East, 2705.50 feet to the West Quarter Section 25; thence North 00°09'19" East, 2713.30 feet to the Northwest corner Section 25; thence South 87°42'34" East, 1299.24 feet; thence North 01°26'01" West, 1292.26 feet; thence South 88°24'55" East, 1301.03 feet; thence north 01°20'24" West, 3885.82 feet to the North line of Section 24, thence North 88°45'27" East, 2763.68 feet to the point of beginning.