

COURTESY

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
LONE TREE LAND, L.L.C.  
c/o RONNIE B. WHITEAR, Manager  
3900 WEST 4050 NORTH  
MORGAN, UT. 84050

E 145933 B 346 P 1026  
Date 02-Oct-2018 07:51AM  
Fee: \$31.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: AMERICAN SECURE TITLE BRIGHAM C  
Recorded Electronically by Simplifile

**WARRANTY DEED**

**THE DONALD AND LARAINÉ WHITEAR FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership**

Grantor,  
Grantor,  
4050 NORTH, MORGAN, County of MORGAN, State of UT  
hereby CONVEYS and WARRANTS to

**LONE TREE LAND, L.L.C., a Utah Limited Liability Company**

Grantee,

of MORGAN, County of MORGAN, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in MORGAN county, State of UT, to-wit

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

00-0001-4082, 01-004-128-3; 00-0001-3290, 01-004-096; 00-0001-1419, 01-004-001; 00-0001-1443, 01-004-002-01;  
00-0001-1427, 01-004-001-01; 00-0001-3647, 01-004-112

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2018 taxes and thereafter.

The partners who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution adopted by the Partners of the grantor at a lawful meeting held and attended by a quorum.

In witness whereof, the grantor has caused its Limited Partnership name and seal to be hereunto affixed by its duly authorized partner, this 28th day of September, 2018

Attest:

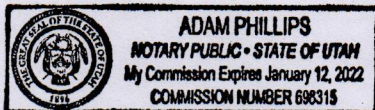
THE DONALD AND LARAINÉ WHITEAR FAMILY  
LIMITED PARTERSHIP, a Utah Limited Partnership

BY: \_\_\_\_\_

BY: Ronnie B. Whitear  
RONNIE B. WHITEAR, President of  
MOUNT WHITEAR, INC., a Utah Corporation acting  
as General Partner

STATE OF UTAH } A.P.  
: ss. Davis  
COUNTY OF ~~MORGAN~~ }

On the 1st day of October, 2018, personally appeared before me RONNIE B. WHITEAR, who being by me duly sworn, did say that he is the President of MOUNT WHITEAR, INC., a Utah Corporation who is the General Partner(s) of the firm of THE DONALD AND LARAINÉ WHITEAR FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership, and that the foregoing instrument was signed in behalf of said Partnership by authority of the Articles of said Partnership, and the said General Partner(s) each duly acknowledged to me that the said Partnership executed the same.



Notary Public  
Residing at: Morgan, Ut  
My Commission Expires: 1/12/22



Exhibit "A"

Parcel 1: 00-0001-4082, 01-004-128-03

A part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 4 North, Range 1 East, a part of the Southwest Quarter of the Northwest Quarter, and Part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian. T.M. is basis of bearing. Beginning at a point on the East boundary line of Gateway canal right of way at a point which bears North 627.0 feet and West 108.0 feet from the West Quarter section corner of said Section 6, (USBLM set a metal monument at the site of old quarter section corner in 1952 resurvey) and running thence North 72\*50' East 327.0 feet along a FNC to brow of a bench; thence along brow of said bench 4 courses as follows: South 26\*25' East 250.0 feet; South 59\*00' East 720.7 feet; South 47\*00' East 153.0 feet; South 42\*00' East 72.0 feet; thence South 30\*00' West 124.0 feet; thence South 32\*10' West 445.0 feet to East boundary line of said Gateway Canal right of way; thence along said East boundary line 11 courses as follows: North 18\*37' West 99.0 feet; North 47\*10' West 177.7 feet; South 42\*50' West 70.0 feet; North 47\*10' West 288.6 feet; North 33\*55' West 546.2 feet; North 56\*05' East 30.0 feet; North 26\*06' West 128.0 feet; North 22\*38' West 137.9 feet; North 36\*17' West 65.5 feet; South 53\*43' West 30.0 feet; North 36\*17' West 76.0 feet to the point of beginning. Containing 13.30 AC.

LESS the following amount sold: 0.10 AC going to #01-004-113 leaving 13.20 AC, more or less. Subject to and together with that boundary adjustment agreement, as recorded as Entry No. 121360, in Book 287, at Page 679, of which 0.007 AC going to the USA, #01-004-128-NA / 00-001-4140 and 0.701 AC is acquired from the USA, 01-004-128-NA / 0-0001-4140. Leaving the combined Total AC = 13.894 AC, 13.89 AC, more or less.

Said Boundary Line Adjustment Agreement's legal description being corrected in that certain Correction Affidavit recorded as Entry # 122918 in Book 290 at Page 1701, in the office of the Morgan County Recorder, to correct the legal description

Parcel 2: 00-0001-3290, 01-004-096

Tract #8: In Section 31, Township 5 North, Range 2 East, Salt Lake Base and Meridian and in Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian. T.B. Beginning at the Southwest corner of Section 31 (the corner stone is missing; said corner is relocated at a point 5440.0 feet West from the Southeast corner stone of Section 31 and 2645.0 feet North from the Southwest corner of the North quarter of Section 6) running thence West 198.0 feet; thence North 1056.0 feet; thence East 198.0 feet; thence North 113.0 feet; thence East 11.25 feet to the North line of Shepherd Parcel as recorded in Book 221, at Page 338, S.N. #01-005-129-06 as recorded; thence along said parcel the following four courses, 1) North 87\*06'22" East 157.02 feet; 2) South 12\*28'35" East 112.94 feet; 3) South 86\*28'58" East 130.12 feet; 4) North 89\*43'09" West 65.62 feet, which point is also the Northwest corner of Young Parcel as recorded in Book 206, at Page 28, S.N. #01-005-124; thence South 680.0 feet; thence South 88\*25' East 428.0 feet; thence South 10\*50' East 208.0 feet; thence South 44\*25' East 181.0 feet; thence South 24\*20' East 80.0 feet; thence South 16\*30' East 77.0 feet; thence South 75\* West 280.0 feet; thence South 60\*20' West 500.0 feet; thence South 79\*05' West 304.0 feet; thence South 37\*30' West 48.0 feet; thence North 426.7 feet to point of beginning. All bearings are measured from True North in this description containing 20.062 AC (20.06 AC more or less.) NOTE: this description is for taxing and mapping purposes only.

It is the remaining parcel description after the following is lessed from the 24.60 AC: 223-248 (0.538 AC going to #01-005-129-06 - which is a clean-up of the overlap / conflict of said parcel) leaving 24.062 AC.



Parcel 3: 00-0001-1419, 01-004-001

A part of the North half of Section 1, Township 4 North, Range 1 East, Salt Lake Base and Meridian. Beginning at a point which bears North 0°08' West 762.3 feet from the East quarter corner stone of the said Section 1 and running thence West 207.0 feet to the East boundary of the Weber Basin canal right of way; thence following said canal the following two courses: North 11°59'24" West 879.89 feet; thence North 76°00' East 49.50 feet; thence North 11°00' West 20 feet; thence North 90°00' East 343.50 feet to the Easterly line of said Section 1; thence South 0°08' East 892.3 feet to the point of beginning. Containing 6.13 AC more or less.

ALSO the following: Subject to and together with that Boundary Adjustment Agreement, as recorded as Entry No. 121360, in Book 287, at Page 679 of which 0.078 AC is acquired from the USA, 0.03 AC coming from 01-004-005-02 / 00-0001-1500 and 0.048 AC acquired from USA. Containing combined total AC = 6.208 AC / 6.21 AC, more or less.

Said Boundary Line Adjustment Agreement's legal description being corrected in that certain Correction Affidavit recorded as Entry # 122918 in Book 290 at Page 1701, in the office of the Morgan County Recorder, to correct the legal description

Parcel 4: 00-0001-1443, 01-004-002-01

A part of the Southeast quarter of the Northeast quarter of said Section 1: beginning at a point which bears North 627.0 feet and West 108.0 feet from the East quarter Section corner monument of said Section 1; and running thence North 36°17' West 165.1 feet along the East body of the Weber Basin canal right of way; thence East 207.0 feet; thence South 99.3 feet to the point of beginning. Containing 0.44 AC.

Subject to and together with that boundary adjustment agreement, as recorded as Entry No. 121360, in Book 287, at Page 679, of which 0.025 AC is acquired from the USA and 0.013 AC is acquired from the USA #01-004-128-NA / 00-0001-4140. Containing combined total AC = 0.478 AC, more or less.

Said Boundary Line Adjustment Agreement's legal description being corrected in that certain Correction Affidavit recorded as Entry # 122918 in Book 290 at Page 1701, in the office of the Morgan County Recorder, to correct the legal description

Parcel 5: 00-0001-1427, 01-004-001-01

A part of the Northeast quarter of the Northeast quarter of Section 1, Township 4 North, Range 1 East, Salt Lake Base and Meridian. T.B. Beginning at a point which bears South 0°08' East 426.7 feet from the Northeast corner HUB of the said Section 1 (HUB set by U.S. BLM 1952 Restoration) and running thence 0°08' East 558.1 feet along the section line; thence West 429.6 feet; thence North 37°30' East 703.5 feet along a fence to the point of beginning. Containing 2.752 AC.

LESS: The following amount sold: (0.08 AC – Going to Weber Basin). Leaving 2.672 AC / 2.62 AC, more or less. Subject to and together with that boundary adjustment agreement, as recorded as Entry No. 121360, in Book 287, at Page 679, of which 0.072 AC is acquired from the USA, 01-004-005-02-NA / 00-0001-1500. Containing combined total AC = 2.744 AC, more or less.

Said Boundary Line Adjustment Agreement's legal description being corrected in that certain Correction Affidavit recorded as Entry # 122918 in Book 290 at Page 1701, in the office of the Morgan County Recorder, to correct the legal description



Parcel 6: 00-0001-3647, 01-004-112

A part of the West half of Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian T.B. Beginning at a point which bears North 0\*08' West 663.0 feet from the West quarter Section corner stone of said Section 6, and running thence North 0\*08' West 1549.7 feet along the West boundary of said Section 6; thence North 37\*30' East 48.0 feet; thence North 79\*05' East 304.0 feet; thence North 60\*20' East 340.0 feet; thence South 2\*30' East 218.0 feet; thence South 52\* East 225.0 feet; thence South 0\*10' East 1021.0 feet; thence South 42\*30' East 233.0 feet; thence South 87\*30' East 855.0 feet; thence South 4\*20' West 51.51 feet; thence North 87\*28'03" West 155 feet; thence South 4\*20' West 457 feet; thence South 377.218 feet to the quarter section line; thence West 550 feet more or less to the East boundary line of 01-004-128-003; thence North 47\* West 153.0 feet; thence North 59\* West 720.7 feet; thence North 26\*25' West 280.0 feet; thence South 72\*50' West 216.0 feet to the point of beginning. TOGETHER WITH a 20 foot right of way the center line of which is described as follows: beginning at a point which is 1725.5 feet East and 72 feet South from the West quarter corner of Section 6, Township 4 North, Range 2 East, and running thence East 245 feet more or less to the West line of the Donald Craig Whitear Property as deeded in Book M15, at Page 608 and point of termination. Containing 49.475 / 49.48 AC, more or less. NOTE: this description is for taxing and mapping purposes only. It is the remaining parcel description after the following in lessed from the 51.070 AC. 153/71 (1.595 AC. - Going to 01-004-119-02-03) Leaving 49.48 AC. RE: LESS 4.15 AC going to #01-004-112-02 leaving 45.33 AC. Subject to those certain Right of Way and Easement grants (QPC 3726) as recorded on Entry #120930, in Book 286, at Page 631.