Ent 146771 Bk 348 Pg 1062
Date: 31-JAN-2019 3:30:51PM
Fee: \$15.00 Check Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN TITLE

WHEN RECORDED, MAIL TO:

Thomas G. Bennett Ballard Spahr LLP 201 S. Main Street, Suite 800 Salt Lake City, UT 84111-2221

00-0001-1435 and 00-0001-1518

Affecting Parcel Nos. 01-004-002-and 01-004-006

5466257

## **QUIT CLAIM DEED**

Sinclair Real Estate Company, a Wyoming corporation, GRANTOR, hereby quit claims to Lone Tree Land, L.L.C., GRANTEE, whose address is 3900 West 4500 North, Peterson, Utah 84050, for the sum of Ten Dollars and other good and valuable consideration, all of Grantors' right title and interest in and to that certain real property located in Morgan County, Utah, and more particularly described in Exhibit "A" which is attached hereto and incorporated by reference as part of this Deed (the "Property").

WITNESS, the hands of said GRANTOR, this 22 day of January, 2019.

SINCLAIR REAL ESTATE COMPANY

Stephen E. Holding, Preside

STATE OF <u>Utah</u>
:ss
COUNTY OF Salt Lake

On this 22, day of January 2019, personally appeared before me Stephen E. Holding, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who, by me duly sworn/affirmed, did say that he is the President of Sinclair Real Estate Company and that said document was signed by him on behalf of said Company by Authority of its Bylaws or otherwise, and said Stephen E. Holding acknowledged to me that said Corporation executed the same.

Notary Public



## EXHIBIT "A" Description of the Property

That certain strip of property, if any, located between the common boundary between Tax Parcel No. 01-004-002 and Tax Parcel No. 01-004-006 in Morgan County, Utah, which parcels are more particularly described as follows:

- Tax ID # 01-004-002: A PT OF THE S1/2NE1/4 & A PT OF THE SE1/4NW1/4 OF SEC 1, T4N, R1E, SLB&M. BEG AT A PT WH BEARS N 72.6 FT & W 56.35 FT FRM THE E 1/4 SEC COR MON OF THE SD SEC 1, & RUN TH W 3639.65 FT; TH N 689.7 FT; TH E 3303.0 FT TO THE W BDY OF THE WEBER BASIN CANAL R. OF W; TH ALG SD BDY 6 COUR AS FOLS: S 12\*04' E 68.8 FT; TH S 36\*17' E 286.0 FT; TH S 53\*43' W 50.0 FT; TH S 27\*25' E 114.3 FT; TH S 18\*17' E 106.8 FT; TH S 33\*55' E 192.1 FT TO THE POB. CONT 54.86 AC. SUBJECT TO AND TOGETHER WITH THAT BOUNDARY ADJUSTMENT AGREEMENT, AS RECORDED AS ENTRY NO. 121360, IN BK 287 AT PG 679, OF WH 0.156 AC IS GOING TO THE USA #01-004-128-NA / 00-0001-4040, AND 0.26 IS AQUIRED FROM THE USA #01-004-128-NA / 00-0001-4040, AND 0.040 AC IS COMING FRM THE USA. LEAVING A COMBINED TOTAL AC = 55.004 AC / 55.00 AC, M. OR L.
- Tax ID # 01-004-006: A PT OF SEC 1, T4N, R1E, SLB&M, BEG AT A PT 38 CHS N FRM THE SE COR OF SEC 1, & RUN TH N 2.48 CHS; TH W 56 CHS; TH S 2.48 CHS; TH E 56 CHS, TO THE POB. CONT 13.55 AC, M. OR L.