

Ent 146772 Bk 348 Pg 1064
Date: 31-JAN-2019 3:31:23PM
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 00-0001-1516

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

5460257

QUIT CLAIM DEED

Gailey Ranch, LLC, a Utah limited liability company that took title as Gailey Ranch, L.L.C., a Utah limited liability company, 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 Grantor's 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 hand of said GRANTOR, this 25 day of January, 2019.

GAILEY RANCH, LLC

By: Peter Hicks
Peter Hicks, Manager

COMMONWEALTH OF MASSACHUSETTS)
)
) :ss
COUNTY OF ESSEX)

On this 25th day of JANUARY, 2019, personally appeared before me Peter Hicks, 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 Manager of Gailey Ranch, LLC, that took title as Gailey Ranch, L.L.C., and that said document was signed by him on behalf of said limited liability company by authority of its creation documents, Bylaws or otherwise, and said Peter Hicks acknowledged to me that said company executed the same.

Michael F. Callahan
Notary Public

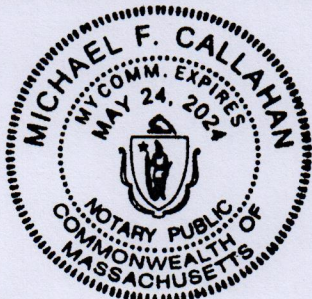


EXHIBIT "A"
Description of the Property

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 ACQUIRED 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.