

01175919 B: 2701 P: 0691

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Rhonda Francis Summit County Recorder

10/22/2021 04:04:11 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed and Tax Notice To:  
Deer Meadows Enterprises, LLC  
48 W. Broadway # 2502N  
Salt Lake City, UT 84101



**COTTONWOOD  
TITLE**

File No.: 147606-WHP

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## **SPECIAL WARRANTY DEED**

**Reyna Properties, LLC, a Utah limited liability company**

**GRANTOR(S)** of Ivins, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Deer Meadows Enterprises, LLC, a Utah limited liability company**

**GRANTEE(S)** of Salt Lake City, State of Utah

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.:** OT-40-A (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 21 day of October, 2021.

Reyna Properties, LLC, a Utah limited liability company

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

Keith R. Walker, Jr.  
Manager

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

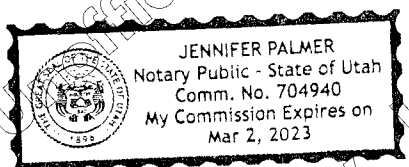
Linda R. Walker  
Manager

STATE OF Utah

COUNTY OF Washington

On this 21 day of October, 2021, before me, personally appeared **Keith R. Walker, Jr.**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Reyna Properties, LLC, a Utah limited liability company.

Jenny Palmer  
Notary Public

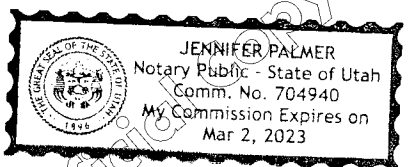


STATE OF Utah

COUNTY OF Washington

On this 21 day of October, 2021, before me, personally appeared **Linda R. Walker**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Reyna Properties, LLC, a Utah limited liability company.

Jenny Palmer  
Notary Public



**EXHIBIT A  
Legal Description**

**A parcel of land located in the Southwest quarter of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian, Summit County, Utah, described as follows:**

**Beginning at a point on the East right-of-way line of State Road 32 and the South line of property described as Parcel 2 in that certain Warranty Deed recorded October 27, 2000 as Entry No. 575668 in Book 1339 at Page 1008 of the Summit County records, said point being North 1,101.51 feet along the West line of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian and East 33.00 feet from the Southwest corner of said Section 20, and thence along said East right-of-way line North 126.92 feet to the South right-of-way line of Weber Canyon Road; thence along said South right-of-way line the following two courses: South 89°46'00" East 110.89 feet to a point of tangency of a 329.18 foot radius curve to the left and Easterly 105.54 feet along said curve through a central angle of 18°22'10" and a long chord of North 81°02'55" East 105.09 feet to the West line of a property described in that certain Warranty Deed recorded November 13, 1996 as Entry No. 466777 in Book 1006 at Page 333 of said records; thence along said West line South 33.42 feet to said South line described in Book 1339 at Page 1008; thence South 63°00'00" West 240.96 feet to the point of beginning.**

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Rhonda Francis Summit County Recorder

10/25/2021 09:38:29 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Deer Meadows Enterprises, LLC

48 W. Broadway, Suite 2502N

Salt Lake City, UT 84101

149345

Tax ID: OT-40-A, OT-41-X, OT-40-C-X and OT-40-B-XA

### QUITCLAIM DEED

OAKLEY CITY, a Utah municipality, whose address is 960 West Center Street, Oakley, Utah 84055, as Grantor, hereby quitclaims to the Grantee described below

Grantee Name: Deer Meadows Enterprises, LLC

Grantee Address: 48 W Broadway, Suite 2502  
Salt Lake City, UT 84101

for the sum of ten dollars (\$10) and other good and valuable consideration, the following described tract of land in Summit County, Utah, more particularly described as follows:

Parcel: OT-40-A, revised as described herein (Diner Description)

A tract of land located in the Southwest  $\frac{1}{4}$  of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate System NAD 83 which results in a bearing of North  $00^{\circ} 18' 17''$  West between the Southwest and Northwest Corners of said Section 20, described as follows:

Beginning at a point which is North  $00^{\circ} 18' 17''$  West 1101.69 feet along the Section Line and East 33 feet from the Southwest Corner of Section 20, T1S, R6E, SLB&M and running thence North  $00^{\circ} 18' 17''$  West 126.92 feet along the right of way line of SR 32; thence North  $89^{\circ} 55' 43''$  East 110.89 feet along the right of way line of Weber Canyon Road; thence 105.54 feet along the arc of a 329.18 foot radius curve to the left, (Long Chord Bears North  $80^{\circ} 44' 36''$  East, 105.09 feet) along said right of way line; thence South  $00^{\circ} 18' 17''$  East 33.43 feet; thence South  $62^{\circ} 41' 43''$  West 30.01 feet; thence South  $05^{\circ} 43' 49''$  East 41.83 feet; thence South  $62^{\circ} 41' 43''$  West 120.00 feet; thence South  $89^{\circ} 55' 43''$  West 85.00 feet to the POINT OF BEGINNING; said described tract containing 0.51 Acres, more or less.

This quitclaim deed when executed as required by law shall have the effect of a conveyance of all right, title, interest, and estate that Grantor may have in and to the property described above and all rights, privileges, and appurtenances thereunto belonging at the date of the conveyance to Grantee. This quitclaim deed designates and adjusts the boundary between Grantor, owner of parcels OT-41-X, OT-40-C-X, and OT-40-B-XA, and Grantee, owner of parcel OT-40-A. This quitclaim deed does not provide to Grantee any warranties, covenants, or other promises by Grantor.

ACKNOWLEDGEMENT AND SIGNATURES TO FOLLOW

FOR GRANTOR OAKLEY CITY

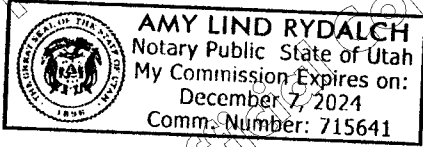
Wade Wolsenholm  
MAYOR

12/18/2021  
DATE

State of Utah )  
County of Summit ) : ss.

This instrument was subscribed, sworn, and acknowledged before me this 18 day  
of October, 2021, by Wade Wolsenholm  
Month Year Name(s) of Individual(s) signing document

[SEAL]



Amy Lind Rydalch  
Notary Public  
My Commission Expires Dec 7, 2024