

Founders Title Company W17226

MAIL TAX NOTICE TO
SMOOTH HOLLOW, LLC
~~380 EAST MAIN STREET~~
MIDWAY, UTAH 84049

P. o. Box 230

Ent 356517 Bk 1009 Pg 54-56
Date: 28-JAN-2010 10:19AM
Fee: \$17.00 Check Filed By: DJ
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: FOUNDERS TITLE COMPANY HEBER

Warranty Deed

(Limited Liability Company)

BLACKHAWK PROPERTIES LLC

,GRANTOR

of ALPINE, County of UTAH, State of UTAH, hereby CONVEY and WARRANT to

SMOOTH HOLLOW, LLC

GRANTEE of 2130 South Little Hobble Creek Road Wallsburg, UT 84082 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in WASATCH County, State of UTAH:

Parcel 1:

COMMENCING AT A POINT SOUTH 89°25'28" WEST 477.60 FEET FROM THE SOUTH ONE QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN (THE BASIS OF BEARINGS FOR THE FOLLOWING BOUDARY DESCRIPTION WAS ESTABLISHED AS NORTH 00°18'30" WEST BETWEEN THE NORTH AND SOUTH ONE-QUARTER CORNERS OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN);

AND RUNNING THENCE SOUTH 16°38'41" WEST A DISTANCE OF 332.85 FEET POINT; TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE EASTERLY WITH A RADIUS OF 235.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 73°21'21" EAST; THENCE SOUTHERLY 99.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°18'49" (CHORD BEARS SOUTH 04°29'14" WEST 98.98 FEET); THENCE SOUTH 86°47'43" WEST A DISTANCE OF 333.59 FEET POINT; TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHERLY WITH A RADIUS OF 788.05 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 03°12'17" WEST; THENCE WESTERLY 232.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'30" (CHORD BEARS NORTH 84°45'02" WEST 231.71 FEET); THENCE IN A SOUTHWESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 140.30 FEET, HAVING A CHORD BEARING OF SOUTH 62°40'33" WEST AND A CHORD DISTANCE OF 184.19, HAVING A INTERIOR ANGLE OF 82°03'20" AND AN ARC LENGTH OF 200.92 TO A POINT; THENCE SOUTH 21°38'52" WEST A DISTANCE OF 265.59 FEET POINT; TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHWESTERLY WITH A RADIUS OF 1,148.19 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 68°21'10" WEST; THENCE SOUTHWESTERLY 661.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°01'29" (CHORD BEARS SOUTH 38°09'34" WEST 652.68 FEET); THENCE SOUTH 90°00'00" WEST A DISTANCE OF 4,552.90 FEET POINT; THENCE NORTH 00°00'00" WEST A DISTANCE OF 479.66 FEET POINT; THENCE SOUTH 89°45'46" EAST A DISTANCE OF 3,374.61 FEET POINT; THENCE NORTH 00°09'23" WEST A DISTANCE OF 768.71 FEET POINT; THENCE NORTH 89°25'28" EAST A DISTANCE OF 2,512.31 FEET TO THE POINT OF BEGINNING.

The following is shown for informational purposes only: Tax Serial No. OWC-2637, OWC-2637-1, OWC-2637-2, OWC-2639, OWC-2639-5, OWC-2639-6.

Parcel 2:

Together with an easement for primary access as follows:

COMMENCING AT A POINT SOUTH 89°25'28" WEST 580.69 FEET AND SOUTH 416.54 FEET FROM THE SOUTH ONE QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN (THE BASIS OF BEARINGS FOR THE FOLLOWING BOUNDARY DESCRIPTION WAS ESTABLISHED AS NORTH 00°18'30" WEST BETWEEN THE NORTH AND SOUTH ONE-QUARTER CORNERS OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN);

WHICH POINT IS ALSO THE BEGINNING OF A CURVE TO THE LEFT BEING CONCAVE EASTERLY WITH A RADIUS OF 236.92 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 82°16'52" EAST; THENCE SOUTHERLY 30.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°19'51" (CHORD BEARS SOUTH 11°23'03" EAST 30.29 FEET); THENCE SOUTH 86°47'43" WEST A DISTANCE OF 337.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHERLY WITH A RADIUS OF 818.05 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 03°12'17" WEST; THENCE WESTERLY 241.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'30" (CHORD BEARS NORTH 84°45'02" WEST 240.54 FEET); THENCE IN A SOUTHWESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 110.30 FEET, HAVING A CHORD BEARING OF SOUTH 62°40'33" WEST AND A CHORD DISTANCE OF 144.80, HAVING AN INTERIOR ANGLE OF 82°03'20" AND AN ARC LENGTH OF 157.96; THENCE SOUTH 21°38'52" WEST A DISTANCE OF 265.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHWESTERLY WITH A RADIUS OF 1,178.31 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 68°21'08" WEST; THENCE SOUTHWESTERLY 545.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°31'38" (CHORD BEARS SOUTH 34°54'41" WEST 540.69 FEET); THENCE NORTH 00°00'00" EAST A DISTANCE OF 40.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT AND CONCAVE NORTHWESTERLY WITH A RADIUS OF 1,148.19 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 43°10'40" WEST; THENCE NORTHEASTERLY 504.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°10'30" (CHORD BEARS NORTH 34°14'05" EAST 500.45 FEET); THENCE NORTH 21°38'52" EAST A DISTANCE OF 265.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE SOUTHEASTERLY WITH A RADIUS OF 140.30 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 68°21'08" EAST; THENCE NORTHEASTERLY 200.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°03'22" (CHORD BEARS NORTH 62°40'33" EAST 184.19 FEET); THENCE IN A EASTERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 788.03 FEET, HAVING A CHORD BEARING OF SOUTH 84°45'02" EAST AND A CHORD DISTANCE OF 231.71, HAVING AN INTERIOR ANGLE OF 16°54'32" AND AN ARC LENGTH OF 232.56; THENCE NORTH 86°47'43" EAST A DISTANCE OF 333.59 FEET TO THE POINT OF BEGINNING.

Parcel 3:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE SALT LAKE BASE AND MERIDIAN; (BASIS OF BEARING FOR THE FOLLOWING DESCRIPTION WAS ESTABLISHED AS NORTH 02°16'14" EAST BETWEEN THE SOUTHEAST AND NORTHEAST CORNERS OF SAID SECTION 25, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE SALT LAKE BASE AND MERIDIAN);

AND RUNNING THENCE NORTH 02°16'14" EAST A DISTANCE OF 1,461.66 FEET POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 2,785.95 FEET POINT; THENCE SOUTH 00°07'56" EAST A DISTANCE OF 1,413.54 FEET POINT; THENCE SOUTH 04°03'46" WEST A DISTANCE OF 4,792.77 FEET POINT; THENCE SOUTH 88°52'48" WEST A DISTANCE OF 2,210.44 FEET POINT; THENCE SOUTH

89°31'59" WEST A DISTANCE OF 382.80 FEET POINT; THENCE NORTH 01°01'19" EAST A DISTANCE OF 4,780.83 FEET TO THE POINT OF BEGINNING.

The following is shown for informational purposes only: Tax Serial No. OWC-2643 and part of OWC-2459.

Subject to an Easement for the Primary Access over and across the East Boundary, 30.00 feet of Parcel 1, as disclosed by that certain Special Warranty Deed recorded January 22, 2010 as Entry Number 356355 in Book 1008 at page 1530 of Official records.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2009 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 26 of JANUARY, A.D., 2010.

Signed in the Presence of:

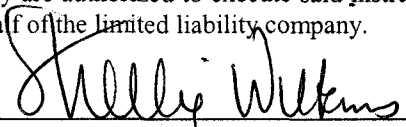


Blackhawk Properties LLC by: Jeffrey Peterson
Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH)

On the 26 day of January 2010, before me, the undersigned Notary Public, personally appeared Jeffrey Peterson, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC

My Commission Expires: _____ Residing at: _____

