

Recording Requested by:  
First American Title Insurance Company  
1260 E Stringham Ave, Ste 150  
Salt Lake City, UT 84106  
(801)466-1600

01173325 B: 2693 P: 0321

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Rhonda Francis Summit County Recorder  
09/16/2021 12:59:10 PM Fee \$40.00

By FIRST AMERICAN - SUGARHOUSE  
Electronically Recorded

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
IHC Development, LLC

*13504 South 7530 West  
Herriman, UT 84096*

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **392-6127104 (CD)**  
A.P.N.: **CD-575-B**

**Indian Hollow Creek LLC**, Grantor, hereby CONVEY AND WARRANT to

**IHC Development, LLC**, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit** County, State of **Utah**:

**THE SOUTH HALF OF THE NORTHWEST QUARTER (ALSO KNOWN AS LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.**

**LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL NO. CD-575, SAID PARCEL IS FURTHER DEFINED AS BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (ALSO KNOWN AS LOT 2), OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, LYING SOUTH OF A BOUNDARY LINE ESTABLISHED IN THAT BOUNDARY AGREEMENT DATED SEPTEMBER 17, 1981, RECORDED SEPTEMBER 17, 1981, AS ENTRY NO. 183681 IN BOOK 198 AT PAGE 487, OF OFFICIAL RECORDS.**

**ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL NO. CD-575-A, AS DESCRIBED BY A WARRANTY DEED RECORDED AUGUST 15, 2019, AS ENTRY NO. 1116087 IN BOOK 2523 AT PAGE 1126, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 2668.61 FEET AND WEST 1165.52 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, (SAID POINT BEING ON AN EXISTING 5/8 INCH REBAR, WHICH IS LOCATED AT A FENCE CORNER ON THE WESTERLY LINE OF COUNTY ROAD, 2000 WEST) AND RUNNING THENCE NORTH 84°20'26" WEST 632.28 FEET ALONG AN OLD EXISTING FENCE LINE TO AN EXISTING 5/8 INCH REBAR, AT A FENCE CORNER; THENCE NORTH 7°51'20" EAST 540.96 FEET ALONG AN OLD**

**EXISTING FENCE LINE TO A FENCE CORNER; THENCE NORTH 64°07'27" EAST 159.12 FEET ALONG AN OLD EXISTING FENCE LINE TO THE NORTHWESTERLY CORNER ON LOT NO. 2 OF THE NAYLOR SUBDIVISION AMENDED; THENCE SOUTH 7°48'49" WEST 268.18 FEET ALONG SAID SUBDIVISION LINE; THENCE SOUTH 81°54'56" EAST 348.20 FEET ALONG SAID SUBDIVISION LINE; THENCE SOUTH 28°57'41" EAST 147.00 FEET; THENCE SOUTH 81°35'18" EAST 63.87 FEET TO AN EXISTING FENCE LINE, ON THE WESTERLY LINE OF 2000 WEST ROAD; THENCE SOUTH 8°05'04" WEST 217.22 ALONG SAID ROAD LINE TO THE POINT OF BEGINNING.**

**ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL CD-563-B AS DESCRIBED BY A WARRANTY DEED RECORDED DECEMBER 24, 1986 AS ENTRY NO. 262704 IN BOOK 411 AT PAGE 198, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING NORTH 2677.40 FEET AND WEST 6.85 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°04'18" WEST 786.31 FEET; THENCE NORTH 89°45'44" WEST 315.16 FEET; THENCE NORTH 13°49'04" WEST 25.59 FEET; THENCE NORTH 08°30'33" EAST 90.29 FEET; THENCE NORTH 12°16'48" EAST 109.12 FEET; THENCE EAST 1071.62 FEET; THENCE SOUTH 00°10'34" WEST 234.81 FEET TO THE POINT OF BEGINNING.**

**ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL CD-563-C, AS DESCRIBED BY A WARRANTY DEED RECORDED MAY 29, 1983, AS ENTRY NO. 271889 IN BOOK 432 AT PAGE 575, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING NORTH 2942.22 FEET AND WEST 6.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 1065.19 FEET; THENCE NORTH 12°16'48" EAST 216.64 FEET; THENCE NORTH 11°18'36" EAST 8.48 FEET; THENCE EAST 1018.13 FEET; THENCE 50°10'34" WEST 220.00 FEET THE POINT OF BEGINNING.**

**ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION BEING TAX PARCEL CD-563-E, AS DESCRIBED BY A WARRANTY DEED RECORDED JANUARY 29, 1990, AS ENTRY NO. 319644, IN BOOK 552 AT PAGE 330, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING NORTH 2912.22 FEET AND WEST 6.13 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°10'34" EAST 30.0 FEET; THENCE WEST 1065.19 FEET; THENCE SOUTH 12°16'48" WEST 30.70 FEET; THENCE EAST 1071.62 FEET TO THE POINT OF BEGINNING.**

**ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION WITHIN THE BOUNDS OF NAYLOR SUBDIVISION AMENDMENT NO. II, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 06, 2007 AS ENTRY NO. 806336 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, STATE UTAH.**

**ALSO, LESS AND EXCEPTING THEREFROM THAT PORTION WITHIN THE BOUNDS OF SPRING HILLS PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 12, 1980 AS ENTRY NO. 167471 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, STATE UTAH.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this 9-14-21.

Indian Hollow Creek LLC

[Signature]  
Steve Condie, Manager

[Signature]  
Blaine G. Gough, Manager

STATE OF UT )  
County of Salt Lake ) ss.

On Sept 14, 2021, before me, the undersigned Notary Public, personally appeared **Steve Condie, Manager and Blaine G. Gough, Manager of Indian Hollow Creek LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My Commission Expires:

3-3-24

