

**WHEN RECORDED RETURN TO,  
AND SEND TAX NOTICES TO:**

Estates Managers, LC  
P.O. Box 520370  
Salt Lake City, Utah 84125

01186798 B: 2733 P: 1389

Page 1 of 4

Rhonda Francis Summit County Recorder

04/07/2022 03:14:18 PM Fee \$46.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Tax Parcel Nos. FT-2123, FT-2115 and FT-2132-A  
STRS-1-B, STRS-4-401, STRS-4-402, STRS-4-403, STRS-4-404, STRS-4-405, STRS-4-406,  
STRS-4-407, STRS-4-408, STRS-4-H

### **QUITCLAIM DEED**

**THIS INSTRUMENT** is effective as of the 7 day of April, 2022, by **STEWART FIELDS LLC**, a Utah limited liability company ("**Grantor**"), also appearing of record as Stewart Fields, L.L.C., a Utah limited liability company, whose address is P.O. Box 520370, Salt Lake City, Utah 84125, in favor of **ESTATES MANAGERS, LC**, a Utah limited liability company ("**Grantee**"), whose address is P.O. Box 520370, Salt Lake City, Utah 84125.

**FOR THE SUM OF TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby quitclaims to Grantee certain real property (the "**Property**") located in Summit County, Utah, described as follows:

Parcel 1:

BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; AND COMMENCING AT A POINT THAT IS 61 RODS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 37 RODS 10 FEET; THENCE EAST 46 RODS 11 FEET, MORE OR LESS TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY; THENCE IN THE NORTHWESTERLY DIRECTION ALONG THE CENTER OF SAID HIGHWAY TO A POINT THAT IS 43 RODS 7 FEET WEST OF THE NORTHEAST CORNER OF THE SE 1/4 SE 1/4 OF SAID SECTION 34; THENCE EAST 43 RODS 7 FEET; THENCE NORTH 80 RODS TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE WEST 150 RODS, MORE OR LESS TO A POINT 10 RODS EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE IN A SOUTHEASTERLY DIRECTION 44 RODS TO A POINT THAT IS NORTH 89° EAST 87.98 RODS AND NORTH 86°16' WEST 31.317 RODS OF A POINT THAT IS SOUTH 2.66 RODS FROM THE SOUTHWEST CORNER OF THE NW 1/4 SE 1/4 OF SAID SECTION 34; THENCE SOUTH 56°16' EAST 31.517 RODS; THENCE SOUTH 59° WEST 87.98 RODS; THENCE SOUTH 77.34 RODS, MORE OR LESS, TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE EAST 99 RODS, MORE OR LESS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF STATE ROAD 35.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF HANSEN SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; THENCE NORTH ALONG A FENCE LINE 571.09 FEET; THENCE SOUTH 54°26'41" EAST ALONG A FENCE LINE 983.59 FEET; THENCE NORTH 89°58'20" WEST ALONG A FENCE LINE 800.54 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF STEWART RANCHES SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

ALSO EXCEPTING THEREFROM ALL OF STEWART RANCHES SUBDIVISION PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

Parcel 2:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'31" WEST 1006.50 FEET ALONG THE SOUTH LINE OF SAID SECTION 34; THENCE LEAVING SAID SECTION LINE NORTH 00°13'29" EAST 557.32 FEET A POINT ON AN EXISTING FENCE LINE; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID FENCE LINE NORTH 00°13'29" EAST 63.18 FEET; THENCE SOUTH 89°46'31" EAST 448.69 FEET TO THE UTAH STATE ROUTE 35 RIGHT OF WAY FENCE; THENCE CONTINUING ALONG SAID FENCE SOUTH 21°53'12" EAST 58.29 FEET TO A FENCE CORNER; THENCE LEAVING SAID RIGHT OF WAY FENCE LINE AND ALONG AN EXISTING FENCE SOUTH 47°55'10" WEST 19.16 FEET TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE LINE NORTH 89°18'29" WEST 456.47 FEET TO THE POINT OF BEGINNING.

Parcel 3:

BEGINNING AT A REBAR AND CAP MARKING THE ACCEPTED S 1/16 SECTION CORNER OF SECTIONS 34 AND 35 IN TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE SLB&M AND WHICH POINT OF BEGINNING IS AT A CORNER OF FENCES EXTENDING NORTH, SOUTH AND WESTERLY; THENCE ALONG A DECADES OLD FENCE LINE S83°10'48"W 674.92 FEET TO THE EASTERLY RIGHT-OF-WAY (ROW) OF STATE HIGHWAY 35; THENCE ALONG THE EAST ROW N15°40'23"W 35.52 FEET; THENCE N17°44'28"W 47.00 FEET MORE OR LESS TO THE E-W CENTERLINE OF THE SE ¼ SECTION 34; THENCE LEAVING SAID ROW RUNNING ALONG THE E-W CENTERLINE OF

THE SE ¼ (1/16<sup>TH</sup> SECTION LINE) N89°54'04"E 694.06 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27.

Parcel 4:

OPEN SPACE PARCEL "B", STEWART RANCHES SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

Parcel 5:

LOTS 401-408 AND OPEN SPACE PARCEL "H", STEWART RANCHES SUBDIVISION PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

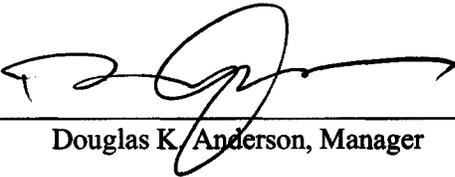
*[Remainder of page intentionally left blank; signature and acknowledgment on following page]*

**GRANTOR** has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

**GRANTOR:**

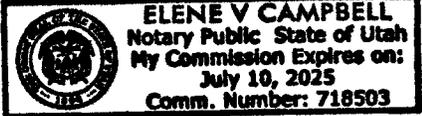
**STEWART FIELDS LLC,**  
a Utah limited liability company,  
by its Manager:

**MANAGEMENT PARTNERS US LLC,**  
a Nevada limited liability company

By   
\_\_\_\_\_  
Douglas K. Anderson, Manager

State of Utah            )  
                                  ) ss.  
County of Salt Lake    )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2022, by Douglas K. Anderson, Manager of Management Partners US LLC, Manager of Stewart Fields LLC.

(Seal)   
ELENE V CAMPBELL  
Notary Public State of Utah  
My Commission Expires on:  
July 10, 2025  
Comm. Number: 718503

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
7.10.25

Residing at:  
Salt Lake City, Utah