

Mail Recorded Deed and Tax Notice To:
LW Trust dated September 11, 2019
c/o Lynn E. Wardley and Marie H. Wardley
649 St. Croix
Henderson, NV 89102

01193193 B: 2751 P: 1496

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Rhonda Francis Summit County Recorder

08/03/2022 02:47:08 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded



File No.: 152397-WHP

SPECIAL WARRANTY DEED

Deer Meadows Ranch, LLC, a Utah limited liability company

GRANTOR of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Lynn E. Wardley and Marie H. Wardley, Trustees of the LW Trust dated September 11, 2019

GRANTEES of Henderson, State of Nevada

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-3-B-LLA-D (for reference purposes only)

TOGETHER WITH: Utah Water Right No. 35-14007


SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

RESERVING THEREFROM: Any and all other water rights not granted above appurtenant to the described tract of land.

[Signature on following page]

Dated this 2 day of August, 2022.

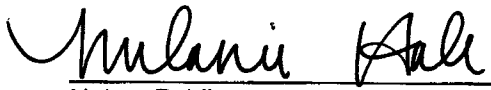
Deer Meadows Ranch, LLC, a Utah limited liability company

BY: 
Steven B. Smith
Manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 2 day of August, 2022, before me, personally appeared Steven B. Smith, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same, as Manager, on behalf of Deer Meadows Ranch, LLC, a Utah limited liability company.



Notary Public

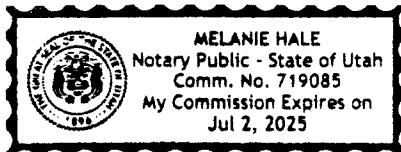


EXHIBIT A
Legal Description

A tract of Land being part of the Northeast 1/4 of Section 21, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89°31'24" East 1591.74 feet along the Section Line and South 1454.78 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M and running thence North 78°55'21" East 709.93 feet more or less to Parcel OT-255-B; thence South 09°25'46" East 302.12 feet more or less to Parcel OT-257; the next (4) courses are along said Parcel, thence South 42°49'38" West 198.41 feet; thence South 44°40'13" West 90.59 feet; thence South 45°53'44" West 73.23 feet; thence South 45°53'44" West 337.27 feet; thence North 21°50'56" West 667.03 feet; thence North 06°54'45" West 38.43 feet to the POINT OF BEGINNING.

TOGETHER WITH the following:

A 30 foot non-exclusive easement and right of way the centerline of which being part of Sections 16 and 21 of Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89°31'24" East 1034.33 feet along the Section Line and North 1462.78 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M (said point being on the edge of Weber Canyon Road) and running thence South 30°17'39" East 96.00 feet; thence 25.63 feet along the arc of a 60.00 foot radius curve to the left, (Long Chord Bears South 42°32'01" East, 25.44 feet); thence South 54°46'22" East 108.61 feet; thence 45.46 feet along the arc of a 60.00 foot radius curve to the right, (Long Chord Bears South 33°03'58" East, 44.38 feet); thence South 11°21'35" East 2216.98 feet; thence 66.47 feet along the arc of a 65.00 foot radius curve to the left, (Long Chord Bears South 40°39'20" East, 63.61 feet); thence South 69°57'04" East 88.53 feet; thence 57.74 feet along the arc of a 60.00 foot radius curve to the right, (Long Chord Bears South 42°23'01" East, 55.54 feet); thence South 14°48'57" East 40.24 feet; thence 175.25 feet along the arc of a 500.00 foot radius curve to the right, (Long Chord Bears South 04°46'30" East, 174.35 feet); thence South 05°15'57" West 79.32 feet; thence 45.98 feet along the arc of a 200.00 foot radius curve to the left (Long Chord Bears South 01°19'15" East, 45.88 feet); thence South 07°54'27" East 42.60 feet more or less to Parcel OT-3-B-LLA-D.