

Mail Recorded Deed and Tax Notice To:
Quail Run Development LLC, a Utah limited liability company
9071 S 1300 W, Suite 210
West Jordan, UT 84088

14014916 B: 11372 P: 26 Total Pages: 4
09/13/2022 12:47 PM By: ggasca Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 162148-CAP

WARRANTY DEED

Kevin P. Gates

GRANTOR(S) of Sandy, State of Utah, hereby Conveys and Warrants to

Quail Run Development LLC, a Utah limited liability company

GRANTEE(S) of West Jordan, 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 **Salt Lake County**, State of Utah:


SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 28-12-177-014, 28-12-179-002 and 28-12-179-004 (for reference purposes only)

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.

[Signature on following page]

Dated this 9th day of September, 2022.




Kevin P. Gates

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of September, 2022, before me, personally appeared Kevin P. Gates, 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.



Notary Public

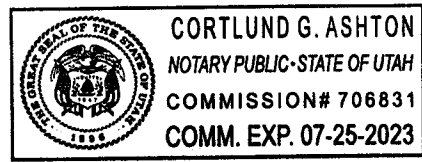


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT BEING NORTH 89°52'27" EAST 1734.05 FEET ALONG THE SECTION LINE AND NORTH 3°00'00" EAST 863.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 86°00'00" WEST 208.88 FEET; THENCE NORTH 3°00'00" EAST 225.78 FEET TO THE CENTERLINE OF LITTLE COTTONWOOD CREEK; THENCE SOUTH 84°09'44" EAST 68.68 FEET ALONG THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 3°00'00" WEST 179.82 FEET; THENCE SOUTH 86°00'00" EAST 140.27 FEET; THENCE SOUTH 3°00'00" WEST 43.75 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A (NON-EXCLUSIVE) RIGHT OF WAY 1 ROD (16.5 FEET) WIDE EXTENDING SOUTHERLY TO THE COUNTY HIGHWAY, AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 12, 1973 AS ENTRY NO. 2531787 IN BOOK 3300 AT PAGE 360 OF OFFICIAL RECORDS, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 3° EAST 906.76 FEET.

PARCEL 2:

BEGINNING AT A POINT 105.1 RODS EAST AND NORTH 3° EAST 645.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 87° EAST 432.8 FEET; THENCE NORTH 3° EAST 75 FEET; THENCE NORTH 87° WEST 90 FEET; THENCE NORTH 43°35' WEST 145.5 FEET; THENCE NORTH 87° WEST 237.1 FEET; THENCE SOUTH 3° WEST 175 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED 1 ROD RIGHT-OF-WAY, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 3° EAST 906.76 FEET.

PARCEL 3:

BEGINNING AT A POINT 105.1 RODS EAST AND NORTH 3° EAST 720.05 FEET AND SOUTH 87° EAST 342.8 FEET AND NORTH 43°35' WEST 52.5 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 43°35' WEST 48 FEET; THENCE NORTH 21°26' EAST 253 FEET, MORE OR LESS, TO THE CENTER OF SAID CREEK SOUTHEASTERLY 13.3 FEET, MORE OR LESS, TO A POINT NORTH 13°10' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 13°10' WEST 266.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3A:

THE FOLLOWING DESCRIBED 1 ROD RIGHT-OF-WAY, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 3° EAST 906.76 FEET; THENCE SOUTH 86° EAST 64.73 FEET; THENCE NORTH 67°08' EAST 77 FEET; THENCE SOUTH 87° EAST 208 FEET TO THE EAST LINE OF PARCEL 3.