

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

CORRECTED WARRANTY DEED

This Corrected Warranty Deed is executed effective as of September 9, 2022, in order to correct and replace that original Warranty Deed (hereinafter the "Original Warranty Deed") dated September 9, 2022, and recorded on September 13, 2022, as Entry No. 14014916, at Book 11372, Page 26, of the Official Records of Salt Lake County, Utah, by and between Kevin P. Gates (hereinafter called "Grantor") and Quail Run Development, LLC, a Utah limited liability company (hereinafter called "Grantee").

RECITALS

WHEREAS, in the Original Warranty Deed, dated September 9, 2022, and recorded on September 13, 2022, as Entry No. 14014916, at Book 11372, Page 26, of the Official Records of Salt Lake County, Utah, the parties inadvertently neglected to reserve to Grantor and except the water rights appurtenant to the real property conveyed in this Original Warranty Deed;

WHEREAS, both the Grantor and the Grantee intended that the Grantor reserve and except all water rights appurtenant to the real property conveyed in the Original Warranty Deed and desire that all such water rights remain in the name of the Grantor;

WHEREAS, the Grantor and the Grantee agree in this Corrected Warranty Deed (hereinafter the "Corrected Warranty Deed") that as of September 9, 2022, the date of the Original Warranty Deed, all water rights appurtenant to the real property conveyed in the Original Warranty Deed shall remain in the name of the Grantor and all such water rights shall be reserved to the Grantor and excepted from the real property conveyed in the Original Warranty Deed to Grantee;

NOW, THEREFORE, for the consideration granted and received for the Original Warranty Deed and in order to correct the inadvertent transfer of water rights in the Original Warranty Deed, Grantor and Grantee hereby execute the following Corrected Warranty Deed effective as of September 9, 2022, the date of the Original Warranty Deed:

CORRECTED WARRANTY DEED

Kevin P. Gates of Sandy, State of Utah, Grantor, hereby Conveys and Warrants to Quail Run Development LLC, a Utah limited liability company of West Jordan, State of Utah, Grantee, for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, EXCEPTING AND

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

RESERVING TO GRANTOR ALL WATER RIGHTS, INCLUDING WATER RIGHT NOS. 57-9001, 57-10382, 57-9013 AND 57-9063, APPURTENANT TO OR ASSOCIATED WITH THE FOLLOWING REAL PROPERTY:

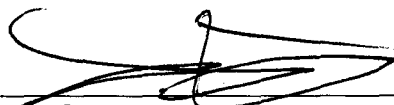
See Exhibit A attached hereto

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 or associated with appurtenant water rights; and all applicable zoning laws and ordinances.

24th IN WITNESS WHEREOF, Grantor has executed this Corrected Warranty Deed this day of April 2024, to be effective as of September 9, 2022.

GRANTOR:

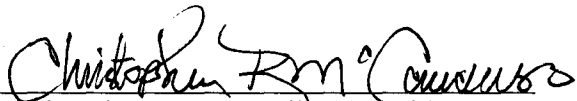


Kevin P. Gates

IN WITNESS WHEREOF, Grantee executes and accepts this Corrected Warranty Deed in order to correct and replace the Original Warranty Deed on this 1 day of May, 2024, to be effective as of September 9, 2022.

GRANTEE:

QUAIL RUN DEVELOPMENT, LLC,
By its Manager, CW Management Corporation

By: 

Christopher K. McCandless, President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this ____ day of _____, 2024, personally appeared before me 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 executed the same.

Notary Public
Residing at: _____

My Commission Expires:

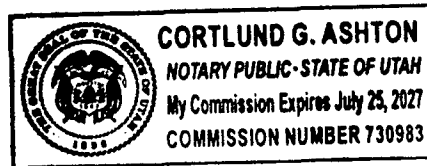
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 1 day of MAY, 2024, personally appeared before me Christopher K. McCandless, the signer of the above instrument, who duly acknowledged to me that he is the President of CW Management Corporation, a Utah corporation, which serves as Manager of, and that he executed the same for and on behalf of, QUAIL RUN DEVELOPMENT, LLC, a Utah limited liability company, in his authorized capacity as stated.

Cortlund G. Ashton

Notary Public
Residing at: DRAPER, UT

My Commission Expires:
7/25/27



7;;3094380899;

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego }

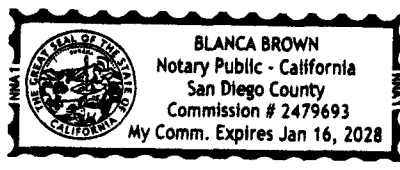
On April 24th, 2024 before me, Blanca Brown Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Kevin P Gates
Name(s) of Signer(s)

who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Corrected Warranty Deed

Document Date: 4/24/24 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

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.