

Mail Recorded Deed and Tax Notice To:
Wasatch West, LC and Cloverland Investments, LLC
PO Box 2000
Layton, UT 84041

SPECIAL WARRANTY DEED

NA Morgan Development, LLC

GRANTOR(S) of Layton, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Wasatch West, LC, as to an undivided half interest (50%) and Cloverland Investments, LLC, as to an undivided half interest (50%), as tenants in common

GRANTEE(S) of Layton, 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 **Morgan County**, State of Utah:

See Attached Exhibit "A"

TAX ID NO.: 00-0063-3945, **Serial No.** 06-311-001 (for reference purposes only)


SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 3rd day of December, 2021.

NA Morgan Development, LLC

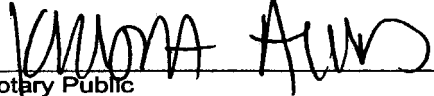
BY: 

Tyrell J. Wall
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 3rd day of December, 2021, before me, personally appeared Tyrell J. Wall, 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 on behalf of NA Morgan Development, LLC.



Notary Public



EXHIBIT "A"

BEGINNING AT A POINT WHICH BEARS NORTH 2507.0 FEET AND EAST 589.8 FEET FROM THE SOUTHWEST CORNER STONE OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 40°05' EAST 210.8 FEET; THENCE NORTH 47°35' WEST 139.0 FEET; THENCE SOUTH 34°25' WEST 52.0 FEET; THENCE NORTH 62°40' WEST 166.5 FEET; THENCE NORTH 54°30' WEST 207.0 FEET; THENCE NORTH 31°16' WEST 286.0 FEET; THENCE NORTH 54°00' WEST 159.0 FEET TO THE SECTION LINE THENCE ALONG SAID LINE NORTH 736.3 FEET TO THE 40 ACRE CORNER; (THE WEST BOUNDARY OF THE SAID SECTION 25 MEASURES 5320.0 FEET); THENCE EAST ON 40 ACRE LINE 1320.0 FEET THENCE SOUTH 1291.84 FEET; THENCE SOUTH 51°00' WEST 323.62 FEET; THENCE NORTH 52°50' WEST 233.0 FEET; THENCE NORTH 47°30' WEST 60.0 FEET; THENCE SOUTH 42°00' WEST 292.5 FEET TO THE STATE ROAD; THENCE ALONG SAID ROAD NORTH 47°30' WEST 72.0 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO DANIEL BUTLER AND MICHELLE BUTLER DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING FENCE CORNER, SAID POINT BEING 2467.50 FEET SOUTH AND 720.17 FEET EAST OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 4 NORTH RANGE 2 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING – SOUTH 00°50'13" EAST ALONG THE SECTION LINE FROM SAID CORNER): THENCE AS FOLLOWS: SOUTH 50°25'25" EAST 144.71 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 39°14'57" WEST 106.67 FEET TO THE NORTHEAST CORNER OF THE WRIGHT/BUTLER PROPERTY; THENCE NORTH 48°18'24" WEST 139.03 FEET ALONG THE NORTH LINE OF THE WRIGHT/BUTLER PROPERTY TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 35°59'00" EAST 101.73 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN BOOK M152, PPAGE 175 – TAX ID 04-311-001-NA AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 00°50'13" EAST ALONG THE SECTION LINE 1329.38 FEET AND NORTH 89°09'47" EAST 450.24 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 88°52'58" EAST 106.23 FEET TO A FENCE CORNER; THENCE NORTH 89°03'26" EAST ALONG A FENCELINE 109.89 FEET TO THE EXISTING POWER LINE; THENCE SOUTH 37°01'39" WEST ALONG SAID LINE 139.44 FEET; THENCE SOUTH 88°52'58" WEST 130.00 FEET; THENCE NORTH 01°07'02" WEST 110.00 FEET TO THE POINT OF BEGINNING. ALSO LESS: MAHOGANY RIDGE PHASE ONE SUBDIVISION. ALSO LESS: THAT PORTION DESCRIBED IN BOOK 186, PAGE 1047 LYING WITHIN TAX ID 06-311-001-2 AS FOLLOWS: A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH. COMMENCING AT THE NORTHWEST CORNER OF THEN SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SAID SECTION 25 AND RUNNING THENCE EAST 25 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A MORGAN COUNTY ROAD WHICH IS THE TRUE POINT OF BEGINNING; AND RUNNING THENCE EAST 400 FEET; THENCE SOUTH 554.0 FEET; THENCE NORTH 81° WEST 408 FEET, MORE OR LESS, TO THE EASTERLY SIDE OF SAID MORGAN COUNTY ROAD; THENCE NORTH ALONG ROAD 490.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALSO LESS: THAT PORTION DESCRIBED IN BOOK 188, PAGE 428 – TAX ID 04-268 & 06-311-001-3 AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT WHICH BEARS SOUTH 0°50'13" EAST 2015.94 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: SOUTH 00°50'13" EAST FROM SAID NORTHWEST CORNER OF SAID SECTION 25 TO THE SOUTHWEST CORNER OF SECTION 25), AND RUNNING THENCE NORTH 83°48'24" WEST 35.65 FEET; TEHNCE NORTH 49°04'04" WEST 44.61 FEET; THENCE SOUTH 37°30' WEST 100.0 FEET; THENCE SOUTH 47°35' EAST 198.60 FEET; THENCE NORTH 58°00'00" EAST 110.0 FEET; THENCE NORTH 37°01'01" EAST 84.41 FEET; THENCE NORTH 65°49'37"

WEST 100.29 FEET; THENCE NORTH 78°59'26" WEST 70.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALSO LESS: THAT PORTION DESCRIBED IN BOOK 201, PAGE 944 – TAX ID 06-311-001-04 AS FOLLOWS: A PIECE OF LAND, WHICH IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF SAID PIECE OF LAND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 0°50'13" EAST 1384.95 FEET ALONG THE SECTION LINE AND EAST 91.22 FEET FROM THEN NORTHWEST CORNER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING, SOUTH 0°50'13" EAST FROM SAID NORTHWEST CORNER OF SAID SECTION 25 TO THE SOUTHWEST CORNER OF SECTION 25), AND RUNNING THENCE NORTH 89°00'53" EAST 200.00 FEET; THENCE SOUTH 00°59'07" EAST 26.00 FEET; THENCE NORTH 89°00'53" EAST 40.00 FEET; THENCE NORTH 00°59'07" WEST 71.00 FEET; THENCE NORTH 89°00'53" EAST 109.00 FEET; THENCE SOUTH 00°59'07" EAST 179.00 FEET; THENCE SOUTH 89°00'53" WEST 349.00 FEET; THENCE NORTH 00°59'07" WEST 134.00 FEET; TO THE POINT OF BEGINNING. ALSO LESS: QUAIL RIDGE PHASE ONE PRUD AMENDED. ALSO LESS: VALLEY VISTA ESTATES SUBDIVISION PHASE ONE. ALSO LESS: THAT PORTION DESCRIBED IN BOOK 253, PAGE 950 – TAX ID 06-311-001-02-2 & 06-311-001-02-1 AS FOLLOWS: PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SLB & M (BASIS OF BEARING SOUTH 00°50'13" EAST FROM THE NE CORNER OF SECTION 26 TO THE SE CORNER OF SECTION 26); BEGINNING AT A POINT 1329.37 FEET SOUTH 00°50'13" EAST ALONG THE SECTION LINE AND 85.52 FEET EAST FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SLB & M, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE MORGAN COUNTY PROPERTY; THENCE AS FOLLOWS: NORTH 89°07'35" EAST 364.64 FEET ALONG SAID SOUTH LINE OF THE MORGAN COUNTY PROPERTY AND AN EXISTING FENCE LINE; THENCE SOUTH 01°01'23" EAST 109.44 FEET ALONG THE WEST LINE OF THEN QUEST PROPERTY AND AN EXISTING FENCE LINE; THENCE EAST 128.68 FEET ALONG THE SOUTH LINE OF THEN QUEST PROPERTY AND AN EXISTING FENCE LINE; THENCE SOUTH 37°05'07" WEST 307.47 FEET TO THE NORTH BOUNDARY LINE OF QUAIL RIDGE PHASE ONE PRUD; THENCE NORTH 51°51'11" WEST 154.54 FEET ALONG SAID NORTH BOUNDARY LINE OF QUAIL RIDGE PHASE ONE PRUD; THENCE SOUTH 89°21'20" WEST 206.76 FEET ALONG SAID NORTH BOUNDARY LINE OF QUAIL RIDGE PHASE ONE PRUD TO THE EAST BOUNDARY LINE OF MAHOGANY RIDGE PHASE ONE SUBDIVISION; THENCE NORTH 00°38'40" WEST 112.65 FEET ALONG SAID EAST BOUNDARY LINE OF MAHOGANY RIDGE PHASE ONE SUBDIVISION TO A TANGENT CURVE TO THE LEFT; THENCE 85.01 FEET ALONG SAID CURVE TO THE LEFT AND THE EAST BOUNDARY LINE OF MAHOGANY RIDGE PHASE ONE SUBDIVISION TO A TANGENT CURVE TO THE RIGHT R=230.16', D=21°09'43", T=42.99', CHL=84.53', CHB=N15°20'06"W); THENCE 19.97 FEET ALONG SAID CURVE TO THE RIGHT TO A TANGENT CURVE TO THE LEFT AND SOUTH LINE OF THE MORGAN COUNTY PROPERTY (R=15.00', D=76°16'26", T=11.78', CHL=18.53', CHB=N12°13'41"E); THENCE 58.30 FEET ALONG SAID CURVE TO THE LEFT AND THE SOUTH LINE OF THE MORGAN COUNTY PROPERTY TO THE POINT OF BEGINNING (R=180.00', D=18°33'24", T=29.41', CHL=58.04', CHB=N41°05'12" E). ALSO LESS: THAT PORTION DESCRIBED IN BOOK 113, PAGE 225 – PT TAX ID 01-004-389-05 AS FOLLOWS: A PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 313.20 FEET NORTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25; RUNNING THENCE NORTH 46°30' WEST 54.5 FEET, MORE OR LESS, TO AN EXISTING FENCE; THENCE NORTH 00°43'48" EAST 245.17 FEET TO THE SOUTH LINE OF 60 FOOT RIGHT OF WAY; THENCE NORTH 89°56'54" EAST 36.67 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 282.57 FEET TO THE POINT OF BEGINNING. ALSO LESS: THAT PORTION DESCRIBED IN BOOK 287, PAGE 587 – TAX ID 01-004-389-02 AS FOLLOWS: A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT 92.20 FEET EAST FROM THE

NORTHEAST CORNER OF THE NORTHWEST (DEED READS "NORTHEAST") QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, RUNNING THENCE SOUTH 46°20' WEST 140.78 FEET TO A CITY STREET; THENCE NORTH 46°42'18" WEST 113.59 FEET ALONG SAID CITY STREET; THENCE NORTH 33°21'54" EAST 58.42 FEET ALONG AN EXISTING FENCE; THENCE NORTH 3°35'33" EAST 317.73 FEET ALONG AN EXISTING FENCE; TEHNCE SOUTH 46°30' EAST 342.60 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 46°20' WEST 160.42 FEET TO THE POINT OF BEGINNING. LESS ANY AMOUNTS SOLD OR PREVIOUSLY CONVEYED.