

E 163294 B 399 P 978
Date: 24-Apr-2023 08:04AM
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Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: TRULY TITLE, INC. - UTAH
Recorded Electronically by Simplifile

Prepared By:
Truly Title, Inc.
9089 South 1300 West, Suite 120
West Jordan, UT 84088

When Recorded, Mail Deed and Tax Notice To:
Robert Emmett Workman
6100 UT-66
Morgan, UT 84050

WARRANTY DEED

Robert Emmett Workman and Ange Workman, grantor, hereby CONVEY(S) and WARRANT(S) to
Tifie Lodge, LLC a Utah Limited Liability Company.

,grantee, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable consideration, the
following described tracts of land located in MORGAN County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Morgan, County of MORGAN, State of UT,
and is described as follows:

ALL OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO MORGAN COUNTY FOR
A ROAD, RECORDED AS ENTRY NO. 34694 IN BOOK "T" AT PAGE 96 OF OFFICIAL RECORDS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND
MERIDIAN, BEING EAST OF GRANTORS WEST PROPERTY LINE BEING MORE
PARTICULARLY DESCRIBED AS BEING AT A POINT LOCATED SOUTH 421.6 FEET FROM THE
NORTHWEST CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE
BASE AND MERIDIAN. SAID POINT OF BEGINNING BEING ENGINEER STATION 50+47,
THENCE SOUTH 48 FEET ALONG THE WEST LINE OF GRANTOR PROPERTY, THENCE SOUTH
42°39' EAST 255 FEET, THENCE SOUTH 47°21' WEST 27 FEET, THENCE TO THE RIGHT
ALONG THE ARC OF A CURVE WHOSE RADIUS IS 617.04 FEET A DISTANCE OF 295.0 FEET,
THENCE SOUTH 15°16' EAST 99.5 FEET, THENCE NORTH 74°44' EAST 27 FEET, THENCE TO
THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 583.0 FEET A DISTANCE OF
471.7 FEET, THENCE SOUTH 61°38' EAST 134.5 FEET, THENCE TO THE RIGHT ALONG THE
ARE OF A CURVE WHOSE RADIUS IS 1357.2 FEET A DISTANCE OF 154.0 FEET, THENCE
SOUTH 34°52' WEST 22 FEET, THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE
RADIUS IS 1335.2 FEET A DISTANCE OF 302.9 FEET, THENCE NORTH 47°52' EAST 22.2 FEET,
THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 1357.2 FEET A
DISTANCE OF 98 FEET, THENCE SOUTH 38°00' EAST 193.3 FEET, THENCE SOUTH 52°00'
WEST 27 FEET, THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE RADIUS IS
567.0 FEET A DISTANCE OF 186.1 FEET, THENCE SOUTH 34°41' EAST 106.0 FEET, THENCE
TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 303 FEET A DISTANCE OF
345.8 FEET, THENCE SOUTH 75°33' EAST 693.2 FEET SOUTH 57°07' EAST 648.6 FEET,
THENCE SOUTH 59°16' EAST 275.2 FEET, THENCE SOUTH 71°28' EAST 404.1 FEET THENCE
SOUTH 73°08' EAST 656.2 FEET, THENCE SOUTH 70°14' EAST 296.1 FEET, THENCE TO THE
RIGHT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 1948.3 FEET A DISTANCE OF 309.8
FEET, THENCE SOUTH 57°14' EAST 150.8 FEET, THENCE NORTH 32°46' EAST 27 FEET,
THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 516.1 FEET A
DISTANCE OF 251.3 FEET, THENCE SOUTH 85°08' EAST 100 FEET, MORE OR LESS TO
GRANTORS EAST PROPERTY LINE; THENCE NORTH 78 FEET ALONG SAID EAST LINE,
THENCE NORTH 85°08' WEST 100 FEET, THENCE TO THE RIGHT ALONG THE ARC OF A
CURVE WHOSE RADIUS IS 438.1 FEET A DISTANCE OF 213.3 FEET, THENCE NORTH 51°14'
WEST 150.8 FEET, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS
2053.34 FEET A DISTANCE OF 326.5 FEET, THENCE NORTH 67°20' WEST 295.4 FEET, THENCE

NORTH 76°41' WEST 666.4 FEET, THENCE NORTH 69°20' WEST 269 FEET, THENCE NORTH 63°59' WEST 392.6 FEET, THENCE NORTH 31°23' EAST 17 FEET, THENCE NORTH 58°37' WEST 648.4 FEET, THENCE NORTH 31°23' EAST 10 FEET, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 1166.6 FEET A DISTANCE OF 528.4 FEET, THENCE NORTH 87°11' WEST 214.9 FEET, THENCE TO THE RIGHT ALONG THE ARE OF A CURVE WHOSE RADIUS IS 220.0 FEET A DISTANCE OF 251.1 FEET, THENCE NORTH 25°09' WEST 98.9 FEET, THENCE TO THE LEFT ALONG THE ARE OF A CURVE WHOSE RADIUS IS 667.0 FEET A DISTANCE OF 218.9 FEET, THENCE NORTH 38°00' WEST 193.3 FEET, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 1423.2 FEET A DISTANCE OF 587.1 FEET, THENCE NORTH 54°26' WEST 135.6 FEET THENCE NORTH 28°22' EAST 20 FEET, THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 480.0 FEET A DISTANCE OF 388.3 FEET, THENCE NORTH 15°16' WEST 99.5 FEET. THENCE TO THE LEFT ALONG THE ARE OF A CURVE WHOSE RADIUS IS 747.0 FEET A DISTANCE OF 357.2 FEET, THENCE SOUTH 47°21' WEST 37.0 FEET, THENCE NORTH 42°39' WEST 325 FEET, MORE OR LESS TO GRANTORS WEST PROPERTY LINE THENCE SOUTH 48 FEET, MORE OR LESS ALONG SAID WEST LINE TO THE POINT OF BEGINNING. EXCLUDING THAT PORTION WHICH WAS A PART OF THE OLD EAST CANYON ROAD.

ALSO: PART OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, BEING EAST OF GRANTORS WEST PROPERTY LINE AND BEING MORE PARTICULARLY DESCRIBED AS BEING AT A POINT LOCATED NORTH 620.0 FEET AND EAST 1289.0 FEET FROM THE NORTHWEST CORNER-STONE OF THE SOUTHWEST 1/4 OF SAID SECTION 4, (BEING ENGINEER STATION 129+24), THENCE SOUTH 95 FEET ALONG THE WEST LINE OF GRANTORS PROPERTY, THENCE SOUTH 76°26' EAST 440 FEET, MORE OR LESS TO A POINT PERPENDICULAR TO THE CENTERLINE AND 60 FEET RIGHT OF ENGINEER STATION 134+00, THENCE NORTH 13°34' EAST 20 FEET, THENCE SOUTH 76°26' EAST 318.0 FEET, THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 484.6 FEET A DISTANCE OF 369.1 FEET, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 1422.5 FEET A DISTANCE OF 153.1 FEET, THENCE SOUTH 38°58' EAST 108.8 FEET, MORE OR LESS TO GRANTORS EAST PROPERTY LINE, THENCE NORTH 105 FEET ALONG SAID EAST LINE, THENCE NORTH 38°58' WEST 27.2 FEET, THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE RADIUS IN 1556.5 FEET A DISTANCE OF 146.0 FEET, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 557.6 FEET A DISTANCE OF 424.6 FEET, THENCE NORTH 76°26' WEST 318.0 FEET, THENCE NORTH 73°02' WEST 286.6 FEET, THENCE NORTH 65°32' WEST 200 FEET, MORE OR LESS TO GRANTORS WEST PROPERTY LINE AND BEING NORTH 50 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 50 FEET ALONG GRANTORS WEST PROPERTY LINE TO THE POINT OF BEGINNING, EXCLUDING THAT PORTION WHICH WAS A PART OF THE OLD EAST CANYON ROAD.

ALSO: PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED WEST 275 FEET FROM THE NORTHEAST CORNER, SAID POINT OF BEGINNING BEING ON THE GRANTORS NORTH PROPERTY LINE, THENCE WEST 37.4 FEET ALONG SAID NORTH LINE, THENCE SOUTH 28°12' EAST 17.7 FEET, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 478.70 FEET A DISTANCE OF 190.76 FEET, THENCE SOUTH 38°59' WEST 27 FEET, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 349.1 FEET A DISTANCE OF 208.3 FEET, MORE OR LESS TO GRANTORS EAST PROPERTY LINE, THENCE NORTH 105 FEET ALONG SAID EAST LINE, THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 244.1 FEET A DISTANCE OF 145.6 FEET, THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 400.7 FEET A DISTANCE OF 142 FEET, MORE OR LESS TO GRANTORS NORTH PROPERTY LINE, THENCE WEST 37.4 FEET MORE OR LESS ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. EXCLUDING THAT PORTION WHICH WAS A PART OF THE OLD EAST CANYON ROAD.


ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO DARLENE F. MORTENSEN, TRUSTEE OF THE DARLENE F. MORTENSEN FAMILY PROTECTION TRUST DATED 2-26-1992 RECORDED OCTOBER 4, 2004 AS ENTRY NO. 97287 IN BOOK 209 PAGE 1076 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST. SALT LAKE EASE AND MERIDIAN, BEING ALL OF LOTS 1, 2, 3, 4, 7, 8, 9, 10, AND PORTIONS OF LOT 6 AND 11 OF SECTION 9. BEGINNING AT A FOUND CORNER MARKING THE NORTHWEST CORNER OF SAID SECTION 9, AND RUNNING EASTERLY ALONG THE SECTION LINE WHICH IS THE NORTH BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED IN BOOK M86, AT PAGE 318 AS RECORDED IN THE OFFICE OF THE MORGAN COUNTY RECORDER; THENCE SOUTH 81°26' EAST 2474.34 FEET; THENCE EAST 870.82 FEET ALONG SAID SECTION LINE; THENCE SOUTH 00°02'11" EAST 3973.59 FEET; THENCE SOUTH 89°50'37" EAST 366.53 FEET; THENCE SOUTH 00°00'24" EAST 1164.27 FEET TO THE SECTION LINE; THENCE NORTH 86°28'12" WEST ALONG THE SECTION LINE TO THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 5280.00 FEET ALONG SECTION LINE TO THE POINT OF BEGINNING.

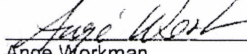
APN: 00-0000-1824

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor(s), this 17th day of April, 2023.



Robert Emmett Workman



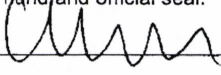
Ange Workman

State of Utah
County of ~~MORGAN~~ Garfield

On 4/17/23 before me, Crystal Keele, Notary Public, personally appeared Robert Emmett Workman and Ange Workman, 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 Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

