



W2107960

E# 2107960 PG 1 OF 4
DOUG CROFTS, WEBER COUNTY RECORDER
07-JUN-05 3:32 PM FEE \$20.00 DEP KA
REC FOR: FOUNDERS TITLE COMPANY - SYRAC
ELECTRONICALLY RECORDED

When Recorded, Mail To:

Dennis K. Poole, Esq.
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107

GRANTEE'S ADDRESS:

11259 E. Via Linda, Suite 100 #936
Scottsdale, AZ 85259-4075

Space above for County Recorder's Use

PARCEL I.D. NOS. 19-016-0074

19-016-0026

19-016-0087

19-125-0001

PD-3422

QUIT-CLAIM DEED

THE VANDERHOUT FAMILY LIMITED PARTNERSHIP, an Arizona limited partnership (hereinafter referred to as "GRANTOR") of 11259 E. Via Linda #100-936, Scottsdale, Arizona 85259, hereby QUIT-CLAIMS to **MHP #1, LLC**, an Arizona limited liability company (hereinafter referred to as "GRANTEE") of 11259 E. Via Linda #100-936, Scottsdale, Arizona 85259, an undivided forty-nine percent (49%) interest in the following described tract of land in Weber County, State of Utah:

See Exhibit A attached hereto and incorporated herein by reference.

WITNESS the hands of Grantor this _____ day of May, 2005.

THE VANDERHOUT FAMILY LIMITED PARTNERSHIP,
an Arizona limited partnership

By its General Partner, The Vanderhout Family Trust

By: C. Vanderhout
Cornelis B. Vanderhout, Co-Trustee

By: Brenda B. Vanderhout
Brenda B. Vanderhout, Co-Trustee

STATE OF Arizona)
) : ss
COUNTY OF Maricopa)

On the 31st day of May, 2005, personally appeared before me Cornelis B. Vanderhout and Brenda B. Vanderhout, as Co-Trustees, the signers of the within instrument, who duly acknowledged to me that they executed the same as Co-Trustees on behalf of The Vanderhout Family Trust, as General Partner of The Vanderhout Family Limited Partnership, an Arizona limited liability partnership.



Amanda Prescott
NOTARY PUBLIC

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EXHIBIT "A"

(Description of Property)

PARCEL 1:*19-016-0074*

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 89°19' WEST 3446.00 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 25 SAID POINT ALSO BEING SOUTH 89°19' WEST 806.00 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; RUNNING THENCE SOUTH 89°19' WEST 493.37 FEET ALONG THE SECTION LINE TO THE EASTERLY LINE OF THE CENTRAL PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 19°01' WEST 1256.51 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 89°19' EAST 913.93 FEET TO A POINT WHICH BEARS NORTH 0°32' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0°32' WEST 1193.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHERLY APPROXIMATELY 46 FEET THEREOF, LYING WITHIN THE COUNTY ROAD RIGHT OF WAY. EXCEPTING THEREFROM: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134 (2) 11, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SE 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT 40.44 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 27+33.66, WHICH CORNER IS 806.00 FEET (BUT CALCULATES 815.73 FEET TO THE APPARENT POSSESSION LINE) SOUTH 89°19'00" WEST AND 45.26 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25, AND RUNNING THENCE SOUTH 89°19'00" WEST (BUT CALCULATES NORTH 89°49'55" WEST ALONG THE APPARENT POSSESSION LINE) 305.62 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE BEGINNING OF A NON-TANGENT CURVE AT A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTHEASTERLY 128.08 FEET ALONG THE ARC OF A 8143.82-FOOT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS NORTH 86°48'50" EAST FOR A DISTANCE OF 128.06 FEET) TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 44°01'08" EAST 41.88 FEET TO A POINT 83.75 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE THENCE NORTH 87°38'10" EAST 45.06 FEET TO A POINT 83.75 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 47°56'07" EAST 41.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AT A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTHEASTERLY 73.20 FEET ALONG THE ARC OF A 8143.82 FOOT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS NORTH 88°15'43" EAST FOR A DISTANCE OF 73.18 FEET) TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE THENCE SOUTH 0°32'00" WEST (BUT CALCULATES SOUTH 00°33'36" WEST ALONG THE APPARENT POSSESSION LINE) 14.57 FEET TO THE POINT OF BEGINNING. (E#1965386)

PARCEL 2:*19-016-0026 7 T.*

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 89°19' WEST 3446.0 FEET ALONG THE SECTION LINE AND NORTH 0°32' EAST 1193.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25; RUNNING THENCE NORTH 0°32' EAST 613.42 FEET; THENCE WEST 1150 FEET, MORE OR LESS TO THE EAST LINE OF THE CENTRAL PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTH 19°01' EAST 650 FEET MORE OR LESS ALONG THE EAST LINE OF RAILROAD RIGHT OF WAY TO A POINT SOUTH 89°19' WEST OF THE PLACE OF BEGINNING; THENCE NORTH 89°19' EAST 913.93 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

PARCEL 3:

19-016-0087

7 J.S.

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING SOUTH 89°19' WEST 3446.0 FEET AND NORTH 0°32' EAST 1806.42 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, RUNNING THENCE NORTH 52.5 FEET, THENCE NORTH 13°21'39" EAST 100 FEET, THENCE SOUTH 89°42'30" WEST 1069.60 FEET, THENCE NORTH 8°41'02" WEST 55.09 FEET, THENCE SOUTH 84°30'03" WEST 184.34 FEET, MORE OR LESS, TO S.P.R.R. RIGHT OF WAY, THENCE SOUTH 19°01' EAST 189 FEET, THENCE EAST 1150 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

19-125-0001

7 J.S.

ALL OF LOT 1, WASATCH VIEW ESTATES SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH.

THE ABOVE-DESCRIBED FOUR PARCELS ARE COMBINED AND SHALL BE KNOWN AS THE "AS-SURVEYED LEGAL DESCRIPTION" MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS-SURVEYED LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, SAID POINT BEING 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 27+37.29, SAID POINT BEING ALSO SOUTH 89°18'48" WEST 811.17 FEET AND NORTH 0°41'12" EAST 59.78 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25;
THENCE WESTERLY 3.63 FEET ALONG THE ARC OF A 8143.82 FOOT RADIUS CURVE TO THE LEFT CONCENTRIC WITH SAID CONTROL LINE THROUGH A CENTRAL ANGLE OF 0°01'33" (CHORD BEARS SOUTH 88°34'48" WEST, A DISTANCE OF 3.66 FEET) TO A UDOT RIGHT OF WAY MONUMENT BEING 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 27+33.66;
THENCE CONTINUING WESTERLY 73.21 FEET ALONG THE ARC OF SAID 8143.82 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 0°30'53" (CHORD BEARS SOUTH 88°18'33" WEST, A DISTANCE OF 73.18 FEET) TO A UDOT RIGHT OF WAY MONUMENT BEING 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE;
THENCE NORTH 47°53'08" WEST, A DISTANCE OF 41.26 FEET TO A UDOT RIGHT OF WAY MONUMENT FEET BEING 83.75 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE;
THENCE SOUTH 87°41'09" WEST, A DISTANCE OF 45.06 FEET TO A UDOT RIGHT OF WAY MONUMENT BEING 83.75 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE;
THENCE SOUTH 44°04'07" WEST, A DISTANCE OF 41.88 FEET TO A UDOT RIGHT OF WAY MONUMENT BEING 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE;
THENCE WESTERLY 117.43 FEET ALONG THE ARC OF A 8143.82 FOOT RADIUS CURVE TO THE LEFT CONCENTRIC WITH SAID CONTROL LINE THROUGH A CENTRAL ANGLE OF 0°49'34" (CHORD BEARS SOUTH 86°54'04" WEST, A DISTANCE OF 117.43 FEET) TO THE INTERSECTION WITH THE EXISTING NORTHERLY LINE OF 2700 NORTH STREET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1950.10 FEET;
THENCE WESTERLY 211.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°13'05" (CHORD BEARS SOUTH 86°42'24" WEST, A DISTANCE OF 211.53 FEET) TO THE EASTERLY LINE OF THE OLD CENTRAL PACIFIC RAILROAD RIGHT OF WAY;

RECORDERS NOTE: CAN'T COMBINE OVERLAP. T.

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THENCE NORTH 18°11'02" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 2150.52 FEET TO THE NORTH LINE OF LOT 1 OF WASATCH VIEW ESTATES SUBDIVISION;
THENCE SOUTH 89°47'54" EAST ALONG SAID NORTH LINE OF SAID LOT 1, A DISTANCE OF 1031.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 ;
THENCE SOUTH 0°42'24" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 89°47'54" EAST ALONG THE SOUTH LINE LOT 3 OF SAID SUBDIVISION, A DISTANCE OF 215.61 FEET;
THENCE SOUTH 13°22'03" WEST, A DISTANCE OF 136.88 FEET;
THENCE SOUTH 1°03'50" WEST, A DISTANCE OF 1780.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,736,302 SQ. FT. (39.86 ACRES) MORE OR LESS.