

ENTRY NO. 00301409

07/29/2021 09:25:14 AM B: 0611 P: 1208  
Warranty Deed Page 1 / 2  
DARRA P. ZARBA, JUAB COUNTY RECORDER  
FILED BY JUAB TITLE & ABSTRACT COMPANY

**WARRANTY DEED**

Joel D. Winn and Deborah W. Hall as the Co-Trustees of the DeVon C. Winn Inter Vivos Trust dated June 8, 1981, first amended on November 3, 1983, second amended on November 12, 1990, Grantor, of Utah, hereby CONVEYS and WARRANTS to WINN RIDGE LLC, a Utah limited liability company, Grantee, of 1455 West 200 South, Lindon, UT 84042 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Juab County, State of Utah, to-wit

See Exhibit A attached hereto and made a part hereof.

Together with all improvements thereon and anywise appertaining thereto.

Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

WITNESS THE HANDS of said Grantor this 28th day of July, 2021.

The DeVon C. Winn Inter Vivos Trust dated June 8, 1981, first amended on November 3, 1983, second amended on November 12, 1990

Joel D. Winn  
Joel D. Winn, Co-Trustee  
Deborah W. Hall  
Deborah W. Hall, Co-Trustee

STATE OF UTAH )  
                                  ) ss  
COUNTY OF JUAB )

On the 28th of July, 2021, before me, a Notary Public in and for the said state, appeared Joel D. Winn and Deborah W. Hall as the Co-Trustees of the DeVon C. Winn Inter Vivos Trust dated June 8, 1981, first amended on November 3, 1983, second amended on November 12, 1990 personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

[Signature]  
Notary Public



JUAB TITLE & ABSTRACT COMPANY  
88 East 200 North, Nephi, UT 84648  
(435)828-0887 Order No. 41913

## EXHIBIT A

Parcel No. XA3A-0630-1112 (portion): Beginning at the Southwest corner of the Northeast quarter of the Southeast quarter of Section 33, Township 12 South, Range 1 East, Salt Lake Meridian; thence West 80 rods along the South sixteenth line of said Section 33 to the mid-section line, thence North along the mid-section line 22.6 feet, more or less, to a point 1297.8 South of the Northeast corner of the Southwest quarter of said Section, thence North 89°52' West 14 feet to the East line of 400 East, thence North along the East line of 400 East to the Southwest corner of Winn Subdivision, Plat "A", thence South 89°40'40" East 168 feet to the Southeast corner of said Subdivision, thence North 0°03'00" West 180 feet to the Northeast corner of said Subdivision, thence North 89°40'40" East 604.37 feet, thence North 0°39'58" West 330.85 feet to the South line of Vine Bluff Cemetery, thence East 812.8 feet to the Southeast corner of said Cemetery, thence North 40 rods to the North line of said Southeast quarter, thence East to the West line of I-15 Freeway, thence Southeast along said I-15 Freeway to Lynn Property recorded in Book 386, Page 782, thence South 0°15' East along said Lynn Property to the South sixteenth line of said Section, thence West to the place of beginning.

Excepting therefrom the following described property to-wit:

Parcel No. XA3A-0630-112: Beginning at the Southeast corner of Lot 1, Plat "A", Winn Subdivision, said point also being North 0°39'58" West along the quarter section line 180.93 feet and North 89°40'40" East 180.76 feet from the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 33, Township 12 South, Range 1 East, Salt Lake Base and Meridian, thence North 0°03'00" East along the East line of Lot 1, Plat "A", Winn Subdivision 180.00 feet, thence North 89°40'40" East 80.47 feet, thence South 0°19'20" East 180.00 feet, thence South 89°40'40" West 81.44 feet to the point of beginning.

Excepting therefrom the following described property to-wit:

Parcel No. XA3A-0630-1111: Beginning at the Southwest corner of the Northeast quarter of the Southeast quarter of Section 33, Township 12 South, Range 1 East, Salt Lake Meridian, thence West 80 rods along the South sixteenth line of said Section 33 to the mid-section line and the true point of beginning, thence North along the mid-section line 22.6 feet, more or less, to a point 1297.8 feet South of the Northeast corner of the Southwest quarter of said Section, thence North 89°52' West 14 feet to the East line of 400 East, thence North 110 feet, more or less, along the East line of 400 East to a point 60 feet South of the Southwest corner of Winn Subdivision, Plat "A", thence South 89°40'40" East 168 feet to a point 60 feet South of the Southeast corner of said Subdivision, thence South 89°40'40" East 81.44 feet, thence South 132.6 feet, more or less, to the South sixteenth line of said Section, thence West 232.44 feet, more or less, along the South sixteenth line of said Section to the place of beginning.

Excepting therefrom the following described property to-wit:

Parcel Nos. XA3A-0630-1112 (portion), XA2A-0040-2 (portion) and XA2A-0010-037 (portion): BEGINNING AT A POINT, ON A FENCELINE, BEING S.89°49'58"W, ALONG THE CENTER (CENTER OF SECTION 33 TO EAST 1/4 OF SECTION 33) SECTION LINE 890.81 FEET AND SOUTH 801.73 FEET FROM A FOUND MONUMENT MARKING THE EAST SECTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; thence ALONG SAID FENCELINE, S. 00° 34' 35.3" W for a distance of 235.5157 feet to a point on a line, thence, S. 02° 16' 22.8" W for a distance of 179.7314 feet to a point on a line, thence, N 50° 45' 15.1" W for a distance of 44.1388 feet to the beginning of a curve, said curve turning to the right through an angle of 80° 30' 19.1", having a radius of 220.0000 feet, and whose long chord bears N 25° 30' 09.5" W for a distance of 187.7088 feet, thence N 00° 15' 00.0" W for a distance of 217.2082 feet to a point on a line, thence N 89° 45' 00.0" E a distance of 125.4716 feet to the POINT OF BEGINNING.