



\*W3096950\*

Mail Tax Notice to:  
~~When recorded mail to:~~  
Grantee  
3718 North Wolf Creek Drive  
Eden, Utah 84310

E# 3096950 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
28-Oct-20 0431 PM FEE \$40.00 DEP PC  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

180720

## WARRANTY DEED

Wadman Investments, L.L.C., a Utah Limited Liability Company, a duly formed, organized and operating limited liability company in the State of Utah, hereinafter referred to as Grantor do hereby convey, transfer, assign and deed with warrants, against all claiming by through or under Grantor and its predecessors to:

**Legacy Mountain Estates, L.L.C., a Utah Limited Liability Company**

hereinafter referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the fee simple, marketable right, title and interest in and to the following described real property as respectively owned by the Grantor which is located in **Weber County, State of Utah**, more particularly described as follows:

**See Legal Description of Subject Property on attached Exhibit "A"**

**Weber County, State of Utah, Tax Parcel Numbers:  
20-015-0009; 20-035-0028; 20-035-0046; 20-035-0044**

Subject to easements, restrictions, licenses, agreements, rights of way of record by deed, order or by prescription. The party who executes this deed states, stipulates and warrants that this deed was signed under all rights, powers and authorities granted to the same under the terms and conditions of the operating agreement of the stated limited liability company.

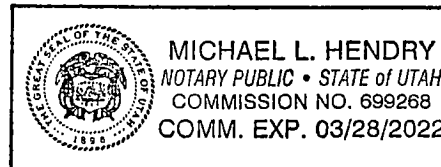
**Wadman Investments, L.L.C., a Utah Limited Liability Company**

by: David L. Wadman 10/28/20  
David L. Wadman-Manager Date

State of Utah  
County of Weber

On this the 28 day of October 2020, David L. Wadman, Manager of Wadman Investments, L.L.C., a Utah Limited Liability Company, acknowledged to me, a Notary Public in the State of Utah, that this document was executed by him in the capacity stated and in accord with the powers and authorities granted to him under the terms of the operating agreement of the stated limited liability company.

Michael L. Hendry  
Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 180720

### PARCEL 1:

PART OF THE WEST 1/2 OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1281.25 FEET EAST OF THE SOUTHWEST QUARTER OF SECTION 14, SAID CORNER BEING COMMON TO SECTION 14, 15, 22 AND 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND RUNNING THENCE NORTH 0°04'06" WEST TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PINEVIEW HUNTSVILLE HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 80 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST QUARTER; THENCE SOUTH 2290 FEET, MORE OR LESS; THENCE WEST 48.75 FEET TO BEGINNING.

### PARCEL 2:

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 89°36'25" WEST 904.56 FEET ALONG THE QUARTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 44°45'51" EAST 127.95 FEET TO THE NORTH LINE OF THE SNOW BASIN ROAD; THENCE 3 COURSES ALONG SAID NORTH LINE AS FOLLOWS: SOUTH 45°14'09" WEST 402.07 FEET WESTERLY ALONG THE ARC OF A 2617.29 FOOT RADIUS CURVE TO THE RIGHT 238.03 FEET AND WESTERLY ALONG THE ARC OF A 140.57 FOOT RADIUS CURVE TO THE RIGHT 109.08 FEET; THENCE NORTH 6°59'51" WEST 565.86 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 89°36'25" EAST 542.25 FEET TO THE POINT OF BEGINNING.

### PARCEL 3:

PART OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1680.00 FEET SOUTH 89°56'25" WEST FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, RUNNING THENCE NORTH 107.03 FEET; THENCE NORTH 75°55'20" WEST 375.33 FEET; THENCE SOUTH 601.05 FEET TO NORTH LINE OF SNOW BASIN ROAD; THENCE EASTERLY ALONG THE ARC OF A 229.85 FOOT RADIUS CURVE 202.45 FEET; THENCE SOUTH 52°34'09" EAST 45.29 FEET; THENCE ALONG THE ARC OF A 322.23 FOOT RADIUS CURVE 182.91 FEET; THENCE SOUTH 85°05'33" EAST 271.38 FEET; THENCE NORTH 6°59'51" WEST 565.86 FEET; THENCE SOUTH 89°56'25" WEST 233.19 FEET TO POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL, TO BE USED AND APPURTENANT WITH PROPERTY ABUTTING ON THE WEST FOR INGRESS AND EGRESS PURPOSES: PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WESTERLY LINE OF THE WADMAN INVESTMENTS LLC PARCEL, SAID POINT

BEING NORTH 89°39'14" WEST ALONG THE QUARTER SECTION LINE 1680.00 FEET (1680.00 FEET SOUTH 89°56'25") AND NORTH 00°44'04" EAST 107.03 FEET (NORTH 107.33 FEET) AND NORTH 75° 10'59" WEST 375.33 FEET (NORTH 75°55'20" WEST 375.33 FEET) TO THE NORTHWEST CORNER OF SAID WADMAN INVESTMENT PARCEL; THENCE SOUTH 00°44'21" WEST ALONG SAID WESTERLY LINE 522.26 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23 (BASIS OF BEARING BEING NORTH 00°22'47" EAST ALONG THE SECTION LINE BETWEEN SAID EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 23), AND RUNNING THENCE SOUTH 00°44'21" WEST ALONG SAID WESTERLY LINE 76.44 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SNOW BASIN ROAD, SAID POINT BEING ON A 229.85 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 12°07'04" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID 229.85 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 24°55'39" A DISTANCE OF 100.00 FEET (CHORD BEARS SOUTH 89°39'14" EAST 99.21 FEET); THENCE NORTH 12°48'35" EAST 75.00 FEET TO A POINT ON A 304.85 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 12°48'35" WEST) THENCE NORTHWESTERLY ALONG SAID 304.85 FOOT RADIUS CURVE PARALLEL WITH AND 75.00 FEET NORTHERLY OF SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 21°43'44" A DISTANCE OF 115.61 FEET (CHORD BEARS NORTH 88°03'17" WEST 114.92 FEET) TO THE POINT OF BEGINNING. (E# 2528056)

PARCEL 4:

PART OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1680.00 FEET SOUTH 89°36'25" WEST AND 107.03 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 23, RUNNING THENCE NORTH 75° 55'20" WEST 375.33 FEET, THENCE SOUTH 77°00' WEST 360.00 FEET, THENCE SOUTH 85°00' WEST 847 FEET, THENCE SOUTH 53°25'05" WEST 552.92 FEET, THENCE SOUTH 33°00' WEST 536.54 FEET, THENCE NORTH 78°30'59" WEST 428.09 FEET, THENCE NORTH 5°28' WEST 135.79 FEET, THENCE NORTH 14°05' EAST 37.37 FEET, THENCE NORTH 54°31'45" WEST 305.00 FEET, THENCE SOUTH 57°03'37" WEST 433.64 FEET, THENCE SOUTH 29°56' EAST 475.00 FEET, THENCE NORTH 61°52'30" WEST 116.30 FEET, THENCE SOUTH 87°50' WEST 88.40 FEET, THENCE SOUTH 60°30' WEST 153.79 FEET, THENCE SOUTH 23°57' EAST 171.40 FEET, THENCE SOUTH 4°25' WEST 69.65 FEET, THENCE SOUTH 53°28' WEST 93.51 FEET TO THE NORTHERLY LINE OF SNOW BASIN ROAD, THENCE SOUTHWESTERLY ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE TO THE LEFT 205.95 FEET, THENCE NORTH 37°20' WEST TO THE WEST LINE OF THE SECTION, THENCE NORTH TO THE NORTHWEST CORNER OF SECTION 23, THENCE EAST 3600 FEET, THENCE SOUTH 2544.50 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 50 FOOT RIGHT OF WAY IN TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING 25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED ROAD CENTERLINE: BEGINNING AT A POINT WHICH IS WEST 4646.55 FEET AND SOUTH 313.87 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23, AND RUNNING THENCE SOUTH 54°31'45" EAST 305.00 FEET, THENCE SOUTH 14°05' WEST 37.37 FEET, THENCE SOUTH 5°28' EAST 135.79 FEET, THENCE SOUTH 68°07' WEST 195.80 FEET, THENCE SOUTH 11°15'30" WEST 234.44 FEET, THENCE NORTH 88°32' WEST 151.73 FEET, THENCE NORTH 61°52'30" WEST 116.30 FEET, THENCE SOUTH 87°50' WEST 88.40 FEET, THENCE SOUTH 60°30' WEST 153.79 FEET, THENCE SOUTH 23°57' EAST 171.40 FEET, THENCE SOUTH 4°25' WEST 69.65 FEET, THENCE SOUTH 53°28' WEST 105 FEET TO THE EXISTING SNOW BASIN ROAD (BOOK 1708 PAGE 2809). SUBJECT TO COMMON USE BY ANY OTHER EXISTING OWNERS THEREIN (BOOK 1605 PAGE 585).