



W3106741

MAIL TAX NOTICE TO:

Harmony Ranch Eden Holdings LLC
PO Box 521
Eden, Utah 84310

E# 3106741 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
03-Dec-20 02:03 PM FEE \$40.00 DEP TN
REC FOR: STEWART TITLE INSURANCE AGENCY OF
ELECTRONICALLY RECORDED

WARRANTY DEED

Pine Canyon Investment Properties, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Harmony Ranch Eden Holdings, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Weber County, State of Utah described as follows:

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

Part of the West half of Section 29, Township 7 North, Range 1 East, Salt lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the west boundary of said property, said point being South 00°49'36" West 721.64 feet along the section line and South 89°10'24" East 34.34 feet from the west quarter corner of section 29, thence North 00°34'43" East 714.34 feet; thence North 17°03'24" East 160.44 feet; thence South 72°56'36" East 25.00 feet; thence North 17°03'24" East 55.00 feet; thence North 72°56'36" West 50.00 feet to the extension of a fence line along the west line of the L.D.S. Church right of way; thence along said right of way North 17°03'24" East 458.94 feet and North 16°54'19" East 428.84 feet to a curve on a boundary line agreement with Hillstead recorded with this plat; thence along said agreed line on a curve turning to the left with an arc length of 44.08 feet, a radius of 275.00 feet, and whose chord bears North 12°18'49" East 44.03 feet to a point of reverse curvature; thence along said curve turning to the right with an arc length of 48.08 feet, a radius of 300.00 feet, and whose chord bears North 12°18'49" East 48.03 feet; thence North 16°54'19" East 265.25 feet to the centerline of 3350 North Street as determined by the Weber County Surveyor's Office; thence South 83°16'13" East along said centerline 577.14 feet; thence South 09°05'44" West 33.03 feet thence North 83°16'13" West 177.98 feet; thence South 09°05'44" West 244.65 feet; thence South 83°23'36" East 178.00 feet; thence South 09°05'44" West 983.18 feet; thence South 83°01'16" East 514.28 feet; thence South 05°33'46" West 428.94 feet; thence South 05°49'02" West 116.30 feet; thence South 06°26'47" West 276.31 feet; thence South 04°33'50" West 557.11 feet to the 1/16th line of said section; thence along said 1/16th line South 89°34'12" West 901.73 feet; thence North 00°49'36" East 630.61 feet; thence North 89°19'44" West 265.66 feet to the point of beginning.

Less and excepting any portion lying withing Tax Parcel No. 22-023-0024

Less and Excepting the following parcel:

Beginning at a point, said point being North 00°13'28" West 1358.56 feet along the section line (basis of bearings) and North 89°46'32" East 472.41 feet from the West Quarter corner of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey; thence South 83°16'13" East 142.94 feet; thence South 09°05'44" West 268.86 feet; thence North 72°57'41" West 177.22 feet; thence North 16°54'19" East 240.70 feet to the point of beginning.

Tax ID No. 22-023-0150

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 3 day of December, 2020.

Pine Canyon Investment Properties, LLC

By: [Signature]
Jerry Preston, Manager

By: [Signature]
Curt Deru, Manager

State of Utah
County of Weber
3rd nd

On this 2nd day of December, 2020, personally appeared before me, the undersigned Notary Public, Jerry Preston and Curt Deru the Managers of Pine Canyon Investment Properties, LLC, personally known to me (or 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 before 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.

[Signature]
Notary Public
My commission expires: 8-4-22

