

Ent 391599 Bk 1085 Pg 384 - 386  
ELIZABETH M PALMIER, Recorder  
WASATCH COUNTY CORPORATION  
2013 Jul 03 09:16AM Fee: \$15.00 JP  
For: First American Title Insurance Compan  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
560 South 300 East  
Salt Lake City, UT 84111  
(801)536-3100  
AFTER RECORDING RETURN TO:  
Hopkins Strawberry River Family Trust  
One Penns Way  
New Castle, DE 19720

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **NCS-615823-SLC1** (ami)  
A.P.N.: **00-0014-1965**; Serial No. **OWC-2967-5-017-049** and **00-014-1981** Serial No. **OWC-2973-5-020-049**

**Strawberry River Property, LLC**, a Utah limited liability company,  
, Grantor, of **Holladay, Salt Lake County**, State of **UT**, hereby CONVEY AND WARRANT to

**Hopkins Strawberry River Family Trust LLC**, a Delaware limited liability company, Grantee,  
of **New Castle, New Castle County**, State of **DE**, for the sum of Ten Dollars and other good and  
valuable considerations the following described tract(s) of land in **Wasatch County**, State of **Utah**:

**Parcel 1: The West Half (1/2) of the East Half (1/2) of the West Half (1/2) of the Southeast  
Quarter of Section 17, Township 4 South, Range 9 West, Uintah Special Meridian, Wasatch  
County, State of Utah.**

**Parcel 1A: Together with the perpetual easement, as granted by The United States of  
America, as Grantor, acting by and through the Bureau of Reclamation, Department of the  
Interior, to John R. Anderson and J. Floyd Hatch, as Grantees, recorded December 18, 2007,  
as Entry No. 329804, in Book 956, at Page 1338, over approximately one mile of existing  
road in Wasatch County, to the East of the Grantee's property in Wasatch County, Utah,  
situated in Section Sixteen (16), Township Four (4) South, Range Nine (9) West, Uinta Basin  
Meridian (Uintah Special Meridian), the location of which is more particularly described as  
follows:**

Starting at a point North 89°32'59.5" East Fifty-five and Nine Tenths (55.9) feet and West One Hundred Thirty-four and Five Tenths (134.5) feet from the North Quarter Corner of the Southeast Quarter (SE1/4) of Section Sixteen (16) Township Four (4) South, Range Nine (9) West, Uintah Special Meridian, said point also being the center of gate located across a dirt road running more or less East and West across Section Sixteen (16); thence along the centerline of said dirt road the following 42 courses: North 70°52'29.2" West Two Hundred Four and Seven Tenths (204.7) feet; thence North 73°18'2.7" West Eighty-one and Four Tenths (81.4) feet; thence North 86°0'32.7" West Two Hundred One and Seven Tenths (201.7) feet; thence North 64°53'6.6" West One Hundred Ten and Three Tenths (110.3) feet; thence South 71°22'42.3" West Three Hundred Two and Nine Tenths (302.9) feet; thence South 90°00'0.0" West Fifty-six and Two Tenths (56.2) feet; thence South 61°10'19.8" West Two Hundred Twenty-nine and Seven Tenths (229.7) feet; thence South 79°50'44.6" West One Hundred Six and Two Tenths (106.2) feet; thence South 30°41'59.0" West One Hundred Sixteen and One Tenth (116.1) feet; thence South 46°28'7.7" West One Hundred Twenty-nine and One Tenth (129.1) feet; thence South 75°4'6.9" West Ninety-six and Nine Tenths (96.9) feet; thence South 69°26'38.2" West Ninety-three and Three Tenths (93.3) feet; thence South 86°0'32.7" West Sixty-seven and Two Tenths (67.2) feet; thence South 69°17'44.8" West Two Hundred Eleven and Eight Tenths (211.8) feet; thence South 74°44'41.6" West One Hundred Twenty-four and Five Tenths (124.5) feet; thence South 75°4'6.9" West One Hundred Twenty-one and One Tenth (121.1) feet; thence South 50°49'34.8" West One Hundred Eight and Seven Tenths (108.7) feet; thence South 42°9'57.2" West One Hundred Eleven and Five Tenths (111.5) feet; thence South 33°41'24.2" West Thirty-three and Seven Tenths (33.7) feet; thence South 7°11'18.7" West One Hundred Seventy-four and Five Tenths (174.5) feet; thence South 50°11'39.9" West Forty-eight and Seven Tenths (48.7) feet; thence South 68°57'45.0" West Sixty-five and Two Tenths (65.2) feet; thence South 76°54'29.2" West Sixty-eight and Nine Tenths (68.9) feet; thence South 49°51'52.3" West One Hundred four and One Tenth (104.1) feet; thence North 88°57'30.1" West Eighty-five and Eight Tenths (85.8) feet; thence South 60°56'43.4" West Forty-eight and Two Tenths (48.2) feet; thence South 49°14'11.0" West Fifty-nine and Seven Tenths (59.7) feet; thence South 46°7'23.9" West Fifty-six and Three Tenths (56.3) feet; thence South 38°53'4.2" West Sixty-Two and One Tenth (62.1) feet; thence South 47°26'11.9" West One Hundred Three and Eight Tenths (103.8) feet; thence South 56°1'24.4" West Eighty-six and Five Tenths (86.5) feet; thence South 71°33'54.2" West Thirty-nine and Five Tenths (39.5) feet; thence North 87°42'33.8" West One Hundred Seventeen and One Tenth (117.1) feet; thence South 70°16'39.8" West Eighty-seven and Eight Tenths (87.8) feet; thence South 68°37'45.8" West One Hundred Fifty-four and One Tenth (154.1) feet; thence South 65°26'58.4" West One Hundred Thirty-eight and Nine Tenths (138.9) feet; thence South 80°23'16.4" West One Hundred Ninety-six and Two Tenths (196.2) feet; thence South 82°34'6.9" West Seventy-two and Four Tenths (72.4) feet; thence South 65°51'16.0" West Forty-nine and Six Tenths (49.6) feet; thence South 78°48'40.3" West One Hundred Forty-four and Seven Tenths (144.7) feet; thence South 68°44'58.2" West Ninety and Four Tenths (90.4) feet; thence South 62°51'1.1" West Sixty-eight and Four Tenths (68.4) feet to another gate located on the East section line of West section line of Section Sixteen (16).

Parcel 2: The West Half (1/2) of the East Half (1/2) of the West Half (1/2) of the Northeast Quarter of Section 20, Township 4 South, Range 9 West, Uintah Special Meridian, Wasatch County, State of Utah.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2013 and thereafter.

Witness, the hand(s) of said Grantor(s), this 7-20-2013.

Strawberry River Property, LLC, a Utah  
limited liability company,

*John R. Anderson*

By: John R. Anderson, Manager

*J. Floyd Hatch*

By: J. Floyd Hatch, Manager

STATE OF Utah )  
County of Salt Lake )ss.

On 7-1-2013, before me, the undersigned Notary Public,  
personally appeared **John R. Anderson the Manager of Strawberry River Property, LLC, a Utah  
limited liability company**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and  
that 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.

WITNESS my hand and official seal.

*Anna Mirons*  
Notary Public

My Commission Expires:

STATE OF Utah )  
County of Salt Lake )ss.



On 7-2-2013, before me, the undersigned Notary Public,  
personally appeared **J. Floy Hatch the Manage of Strawberry River Property, LLC, a Utah limited  
liability company**, 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 to me that  
he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

*Anna Mirons*  
Notary Public

My Commission Expires:

7-9-2014

