

Mail Recorded Deed and Tax Notice To:
Town of Hideout, a Utah municipal corporation
10860 N Hideout Trail
Hideout, UT 84036

Ent 515252 Bk 1397 Pg 1140-1145
Date: 15-FEB-2022 4:55:35PM
Fee: None Filed By: TC
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: TOWN OF HIDEOUT



File No.: 144366-MCF

SPECIAL WARRANTY DEED

Western States Ventures, LLC, a Utah limited liability company and Holmes Western Deer Springs LLC, a Utah limited liability company, as their interests appear, as to Parcel 1 and Deer Waters, LLC, a Utah limited liability company, as to Parcel 2

GRANTOR(S) of Holladay, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Town of Hideout, a Utah municipal corporation

GRANTEE(S) of Hideout, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Wasatch County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0021-5231, 00-0021-5232, 00-0021-5233, 00-0021-5234, 00-0021-5235 and 00-0021-2486 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 15th day of February, 2022.

Western States Ventures, LLC, a Utah limited liability company

BY: 
Nathan Brockbank
Manager

Holmes Western Deer Springs LLC, a Utah limited liability company


BY: 
Nathan A. Brockbank
Manager

Deer Waters, LLC, a Utah limited liability company


BY: 
Nathan A. Brockbank
Manager

On behalf of the Grantee, Mayor accepts and receives property identified in Exhibit A" as approved by City Council

Town of Hideout, a Utah municipal corporation

BY: 
NAME: Philip J. Rubin
ITS: Mayor

Attest:


Alicia Fairbourne, Town Clerk



STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of February, 2022, before me, personally appeared Nathan A. Brockbank, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Western States Ventures, LLC, a Utah limited liability company.



Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of February, 2022, before me, personally appeared Nathan A. Brockbank, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Holmes Western Deer Springs LLC, a Utah limited liability company.



Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of February, 2022, before me, personally appeared Nathan A. Brockbank, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Deer Waters, LLC, a Utah limited liability company.



Notary Public



STATE OF UTAH

COUNTY OF WASATCH

On this 15th day of February, 2022, before me, personally appeared **Philip J. Rubin**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of **Town of Hideout, a Utah municipal corporation.**


Notary Public

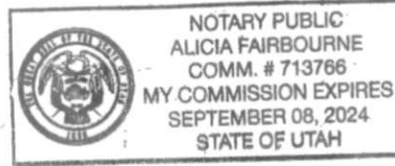


EXHIBIT A
Legal Description

PARCEL 1:

Parcels A, B and E, and Commercial Parcels C and D, DEER SPRINGS SUBDIVISION, PHASE 1, 1ST AMENDED, according to the official plat thereof as recorded in the office of the Wasatch County Recorder, State of Utah on March 4, 2021 as Entry No. 495178 in Book 1341 at Page 1286.

PARCEL 2:

A parcel of land lying and situate in the Northeast quarter of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Comprising the 3.391 acres of land lying Northeasterly of State Road 248 (Project No. NF-61, described in that certain Warranty Deed to the United States of America recorded December 22, 1987 as Entry No. 144471 in Book 196 at Page 533 of official records) being a part of that certain parcel of land described in that certain Quit Claim Deed recorded as Entry 381838 in Book 1062 at Page 662 of the Wasatch County records having root in that certain Deed of Distribution recorded as Entry 121830 in Book 137 at Page 470 of said County records which distributes a portion of the East half of the Northwest quarter of said Section 17. Basis of bearing for subject parcel being South 89°36'59" West 2619.54 feet measured between the BLM and Wasatch County monuments monumentalizing the North line of the Northwest quarter of said Section 17. Subject parcel being more particularly described as follows:

Commencing at the BLM Aluminum Cap monumentalizing the North quarter corner of said Section 17; thence South 89°36'59" West 179.38 feet coincident with the North line of the Northwest quarter of said Section 17 to the true point of beginning; thence South 00°08'55" West 494.76 feet; thence the following two (2) courses coincident with the Northeasterly line of said SR 248, 1) North 51°56'43" West 72.45 feet; 2) Northwesterly 685.14 feet along the arc of a 7489.44 foot radius curve to the right (center bears North 38°02'09" East) through a central angle of 05°14'29" to a point on the North line of said Northwest quarter section; thence North 89°36'59" East 577.93 feet to the point of beginning.