

MAIL TAX NOTICE TO:
Timber Ranch Ventures, LLC
1104 South 950 East
Salem, UT 84653

ENT 81069:2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 15 02:03 PM FEE 40.00 BY LT
RECORDED FOR Pinnacle Title
ELECTRONICALLY RECORDED

PINNACLE TITLE



WARRANTY DEED

Order No. 147222SL

Parcels 1-3: Lance Broderick and Miriam Broderick, husband and wife as joint tenants

Parcel 4: Kent Stephens

Grantor,

hereby CONVEY and WARRANT to

Timber Ranch Ventures, LLC

Grantee,

of SALEM, County of UTAH, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

See Attached Exhibit "A"

Parcel Number: 30-004-0186, 30-001-0139, 30-001-0143, 30-001-0146

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS the hand of said grantor, this 14th day of December, 2023.

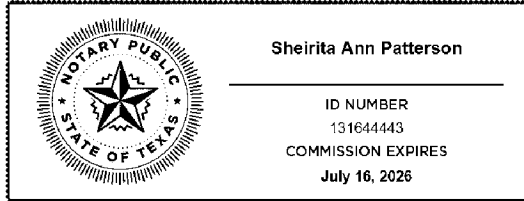
Kent Stephens

Lance Broderick

Miriam Broderick

STATE OF Texas)
) ss:
COUNTY OF Harris)

On the 14th day of December, 2023, personally appeared before me Kent Stephens, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



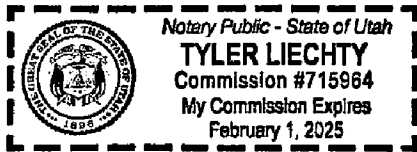
Sheirita Ann Patterson
Notary Public, State of Texas

Notary Public

Notarized online using audio-video communication

STATE OF UTAH)
) ss:
COUNTY OF Salt Lake)

On the 14 day of December, 2023, personally appeared before me Lance Broderick and Miriam Broderick, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



[Signature]

Notary Public

Order Number: 147222SL

EXHIBIT "A"

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

PARCEL 1: (30-004-0186)

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. COMPRISING OF 2.34 ACRES OF THAT PARTICULAR PARCEL OF LAND AS DESCRIBED IN THE QUIT CLAIM DEED ENTRY NO 39223:2003 FOUND IN THE UTAH COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR S 00° 32' 40" E 2659.13 FEET, MEASURED, BETWEEN THE BRASS MONUMENTS MONUMENTING THE WEST LINE OF SAID SOUTHWEST QUARTER. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR AND CAP MARKED (D COLE) SAID REBAR IS MARKING THE NORTHWEST CORNER OF THE QUIT CLAIM DEED AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO. 39223:2003, SAID POINT LIES 423.41 FEET SOUTH AND 2661.90 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID QUIT CLAIM DEED THE FOLLOWING (4) FOUR COURSES: (1) S 88° 10' 24" E 165.50 FEET TO A FOUND REBAR AND CAP MARKED (D COLE), (2) S 87° 33' 03" E 14.13 FEET TO THE EXTENSION OF AN OLD EXISTING FENCE MARKING THE BOUNDARY LINE AGREEMENT BETWEEN THE KEITH HANKS AND JAMES GARDINER, (3) S 00° 30' 37" E 669.21 FEET ALONG SAID OLD EXISTING FENCE, (4) WEST 66.00 FEET; THENCE N 00° 30' 36" W 39.54 FEET TO A POINT OF CURVATURE; NORTHEASTERLY 27.24 FEET ALONG THE ARC OF A 108.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14° 27' 11", (NOTE: CHORD BEARS N 06° 42' 59" E 27.17 FEET) THENCE N 13° 56' 34" E 59.92 FEET TO A POINT OF CURVATURE; NORTHERLY 20.94 FEET ALONG THE ARC OF A 83.00 FOOT RADIUS CURE TO THE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14° 27' 07", (NOTE: CHORD BEARS N 06° 42' 59" E 20.88 FEET); THENCE N 00° 30' 38" W 22.69 FEET; THENCE S 89° 58' 30" W 142.66 FEET TO A BOUNDARY LINE AGREEMENT AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO. 80485:2014; THENCE N 00° 24' 49" E 507.04 FEET ALONG SAID BOUNDARY LINE AGREEMENT TO THE POINT OF BEGINNING.

PARCEL 2: (30-001-0139)

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. COMPRISING OF 2.22 ACRES OF THAT PARTICULAR PARCEL OF LAND AS DESCRIBED IN THE WARRANTY DEED ENTRY NO 1440:2019 FOUND IN THE UTAH COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR S 00° 32' 40" E 2659.13 FEET, MEASURED, BETWEEN THE BRASS MONUMENTS MONUMENTING THE WEST LINE OF SAID SOUTHWEST QUARTER. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A BOUNDARY LINE AGREEMENT AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO 28709:2014, SAID POINT LIES 951.19 FEET S 00° 32' 40" E ALONG THE SECTION LINE AND 2460.93 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING (3) THREE COURSES: (1) N 00° 32' 09" E 151.62 FEET, (2) N 03° 36' 43" E 109.89 FEET, (3) N 01° 07' 25" E 266.93 FEET TO A HISTORICAL FENCE LINE MARKING THE SOUTHERLY LINE OF QUIT CLAIM DEED AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO 148282:2006, THENCE ALONG SAID QUIT CLAIM DEED S 89° 51' 40" E 178.36 FEET TO THE NORTHWEST CORNER OF THE QUIT CLAIM DEED AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO 39223:2003 MARKED BY A FOUND REBAR AND CAP MARKED (D COLE) AND THE EXTENSION OF A BOUNDARY LINE AGREEMENT AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO. 80485-2014; THENCE ALONG SAID BOUNDARY LINE AGREEMENT S 00° 24' 49" W 527.75 FEET; THENCE WEST 188.13 FEET TO THE POINT OF BEGINNING.

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A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. COMPRISING OF 1.83 ACRES OF THOSE PARTICULAR PARCELS OF LAND AS DESCRIBED IN WARRANTY DEED ENTRY NO 17823:1990 FOUND IN THE UTAH COUNTY RECORDER'S OFFICE, WARRANTY DEED ENTRY NO 38569:1992 FOUND IN THE UTAH COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR S 00° 32' 40" E 2659.13 FEET, MEASURED, BETWEEN THE BRASS MONUMENTS MONUMENTING THE WEST LINE OF SAID SOUTHWEST QUARTER. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THAT CERTAIN QUIT CLAIM DEED ENTRY NO 58754:1997 FOUND IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT LIES 770.64 FEET S 00° 32' 40" E ALONG THE SECTION LINE AND 2246.72 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 00° 06' 51" E 350.11 FEET ALONG SAID EASTERLY LINE TO A HISTORICAL FENCE LINE MARKING THE SOUTHERLY LINE OF THE QUIT CLAIM DEED AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO 148282:2006; THENCE ALONG THE SAID QUIT CLAIM DEED THE FOLLOWING (2) TWO COURSES, (1) S 89° 06' 56" E 147.51 FEET TO A FOUND REBAR SET BY LEI ENGINEERING, (2) S 89° 51' 26" E 81.31 FEET TO THE EXTENSION OF A BOUNDARY LINE AGREEMENT AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO 28709:2014 AND HISTORICAL FENCE LINE; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING (2) TWO COURSES: (1) S 01° 07' 25" W 266.93 FEET, (2) S 03° 36' 43" W 91.86 FEET, THENCE N 87° 08' 10" W 218.75 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (30-001-0146)

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. COMPRISING OF 0.85 ACRES OF THAT PARTICULAR PARCEL OF LAND AS DESCRIBED IN THE QUIT CLAIM DEED ENTRY NO 58754:1997 FOUND IN THE UTAH COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR S 00° 32' 40" E 2659.13 FEET, MEASURED, BETWEEN THE BRASS MONUMENTS MONUMENTING THE WEST LINE OF SAID SOUTHWEST QUARTER. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES ON THE EAST LINE OF LOT 4 OF GREEN MEADOWS SUBDIVISION PLAT "A" AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 4660-58, SAID POINT LIES 765.32 FEET S 00° 32'40" E ALONG THE SECTION LINE AND 2140.45 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES, (1) N 00° 21' 35" E 94.13 FEET, (2) N 00° 06' 26" E 81.18 FEET TO THE SOUTHEAST CORNER OF THE GREEN MOUNTAIN MEADOWS SUBDIVISION PLAT "B" AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO 5242-64; THENCE ALONG SAID GREEN MOUNTAIN MEADOWS SUBDIVISION PLAT "B" THE FOLLOWING (2) TWO COURSES (1) N 00° 17' 52" E 157.44 FEET, (2) N 00° 31' 35" E 13.66 FEET TO A FOUND REBAR MONUMENT; THENCE S 89° 06' 54" E 105.34 FEET ALONG AN OLD ESTABLISHED FENCE LINE TO THE NORTHWEST CORNER OF TERRY WELCHES PROPERTY AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO 17823:1990; THENCE, S 00° 06' 51" W 350.11 FEET ALONG THE WESTERLY LINE OF SAID TERRY WELSH'S PROPERTY; THENCE N 87° 08' 10" W 106.45 FEET TO THE POINT OF BEGINNING.

Parcel Number: 30-004-0186, 30-001-0139, 30-001-0143, 30-001-0146