

00816364 B: 1670 P: 1872

B: 1670 P: 1872 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 4

03/25/2024 02:24:56 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:
Coal Creek Townhomes, LLC, a Utah limited liability company
2789 E. Kenton Drive
Millcreek, UT 84109

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

QUIT CLAIM DEED

Amended and Restated Linda Christine Boud Revocable Trust, dated June 23, 2020, and Coal Creek Townhomes, LLC, a Utah limited liability company, as their interests may appear,

GRANTOR(S), of Sandy, State of Utah, hereby Conveys and Warrants to

Coal Creek Townhomes, LLC, a Utah limited liability company,

GRANTEE(S), of Millcreek, 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 **Iron County, State of Utah**:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: B-1117-1118-0001-2 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

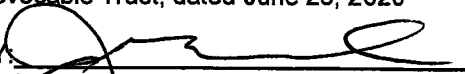
[Signature on following page]

COURTESY RECORDING ONLY

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Dated this 4th day of March, 2024.

Amended and Restated Linda Christine Boud
Revocable Trust, dated June 23, 2020

BY: 
James R. Boud
Trustee

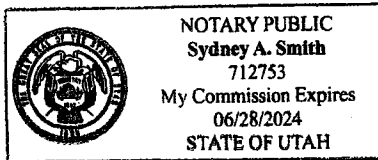
STATE OF UTAH

COUNTY OF Salt Lake

On 4 day of March, 2024, before me, personally appeared James R. Boud, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Amended and Restated Linda Christine Boud Revocable Trust, dated June 23, 2020.



Notary Public



Dated this 21st day of March, 2024

Coal Creek Townhomes, LLC, a Utah limited liability company

By: Alchemy Manager, LLC

Its: Manager

BY: 
Josh Green
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 21st day of March, 2024, before me, personally appeared Josh Green, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Coal Creek Townhomes, LLC, a Utah limited liability company.

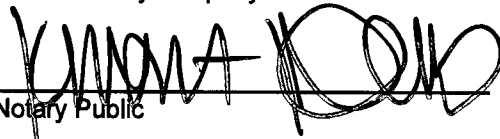

Notary Public



EXHIBIT A
Legal Description

BEGINNING AT A POINT N00°32'54"W 692.34 FEET AND N90°00'00"W 413.75 FEET FROM THE CENTER QUARTER CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLB&M , SAID POINT BEING LOCATED ON THE WESTERLY I-15 RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES S00°24'14"E 600.66 FEET ; THENCE S01°28'54"W 302.27 FEET ; THENCE S00°25'09"E 918.35 FEET ; THENCE S89°55'02"W 248.97 FEET ; THENCE N15°38'25"W 65.72 FEET TO THE SOUTHEAST CORNER OF F.A. THORLEY SUBDIVISION UNIT 2 , PARCEL B; THENCE CONTINUING ALONG SAID BOUNDARY N15°57'49"W 385.01 FEET ; THENCE CONTINUING ALONG SAID BOUNDARY N10°58'35"W 260.00 FEET TO THE SOUTH EAST CORNER OF F.A. THORLEY SUBDIVISION UNIT 2, PARCEL A; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES N10°58'37"W 207.84 FEET ; THENCE N61°15'51"E 52.47 FEET ; THENCE N46°23'37"W ALONG THE NORTH LINE OF SAGE DRIVE 60.00 FEET ; THENCE N00°59'00"W 653.99 FEET TO A POINT ON THE SOUTH BOUNDARY OF CEDAR RIDGE SUBDIVISION; THENCE N89°28'23"E ALONG SAID SOUTH LINE 199.89 FEET TO THE SOUTH EAST CORNER OF SAID SUBDIVISION BOUNDARY AND THE EAST LINE OF 1400 WEST BEING 30.00 FEET WIDE; THENCE N00°31'37"W ALONG SAID 1400 WEST 667.92 FEET ; THENCE N89°22'47"E ALONG THE VACATED SOUTH LINE OF 200 SOUTH 22.94 FEET ; THENCE S00°33'26"E 278.72 FEET ; THENCE N90°00'00"E 7.11 FEET ; THENCE S00°32'00"E 183.00 FEET ; THENCE N90°00'00"E 238.96 FEET TO THE POINT OF BEGINNING.