

Recording requested by:
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:

13894 S. Bangerter Pkwy, Ste. 200, Draper, UT 84020

Parcel ID: 35-052-0045

* Courtesy Recording

Quit Claim Deed

Kara Hansen, Trustee of The Rogers Family PH Trust dated the 24 day of March 2018
Grantor

of Highland, Utah
hereby CONVEYS and WARRANTS to

Mark D. Hashimoto, Chapter 11 Trustee, Estate of Theodore Lamont Hansen, Debtor
Grantee

of Highland, for the sum of TEN DOLLARS and other good and valuable consideration, the
following tract of land in Utah County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT A

Tax Serial Number: 35-052-0045

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law
and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 2nd of September, 2022

The Rogers Family PH Trust dated March 24th, 2018

Kara Hansen, Trustee
Kara Hansen, Trustee

STATE OF UTAH
COUNTY OF

On this 2nd day of September, 2022, before me Nathan Hoopes, a notary public, personally appeared Kara Hansen, Trustee of The Rogers Family PH Trust dated the 24th day of March, 2018, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Nathan Hoopes
Notary Public

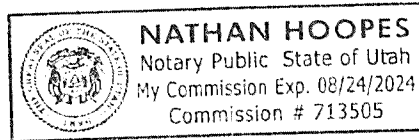


EXHIBIT A
Property Legal Description

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

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF LOT 8, BULL RIVER PLANNED COMMUNITY HIGHLAND, UTAH. ACCORDING TO THE OFFICIAL PLAT THEREOF, WHICH BEGINNING POINT IS ALSO THE NORTHWEST CORNER OF LOT 3, BULL RIVER PLANNED COMMUNITY, AND IS ALSO SOUTH 513.36 FEET AND WEST 100.72 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 8 AS FOLLOWS: SOUTH 46°19'56" WEST 267.85 FEET; THENCE NORTH 63°08'56" WEST 148.22 FEET; THENCE SOUTH 79°28'16" WEST 55.46 FEET; THENCE SOUTH 23°44'16" WEST 62.69 FEET; THENCE SOUTH 42°26'22" WEST 19.26 FEET; THENCE SOUTH 15°29'49" WEST 20.85 FEET; THENCE NORTH 21°42'10" WEST 139.13 FEET TO THE WESTERLY LINE OF SAID LOT 8 AND THE CENTERLINE OF A 50.00 FOOT WIDE PRIVATE ROAD EASEMENT KNOWN AS TAMARACK DRIVE: THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF SAID LOT 8 AND ROAD EASEMENT CENTERLINE AS FOLLOWS: NORTH 48°14'15" EAST 307.84 FEET THENCE 99.35 FEET ALONG THE ARC OF A 354.72 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 40°12'55" EAST 99.02 FEET; THENCE LEAVING SAID ROAD EASEMENT CENTERLINE AND GOING SOUTH 43°49'09" EAST 263.31 FEET TO THE POINT OF BEGINNING.