

Mail Recorded Deed and Tax Notice To:  
Quail Run Development LLC, a Utah limited liability company  
9071 S 1300 W, Ste 210  
West Jordan, UT 84088



File No.: 162150-CAP

---

## WARRANTY DEED

Kevin P. Gates, who also appears of record as Kevin Gates

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

Quail Run Development LLC, a Utah limited liability company

**GRANTEE(S)** of West Jordan, 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 **Salt Lake County**, State of Utah:


**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 28-12-179-001, 28-12-179-005 and 28-12-177-015 (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 9th day of September, 2022.

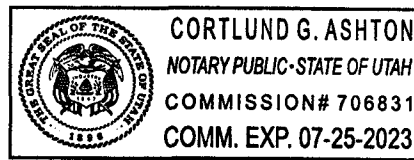
  
\_\_\_\_\_  
Kevin P. Gates

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of September, 2022, before me, personally appeared Kevin P. Gates, 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.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Beginning at a point North 89°52'27" East 1734.05 feet along the Section line and North 03°00'00" East 907.60 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 86°00'00" West 140.27 feet; thence North 03°00'00" East 179.82 feet to the centerline of said Little Cottonwood Creek; thence South 84°09'44" East 85.01 feet along the centerline of said Little Cottonwood Creek to the Southwest corner of Rola Acres Phase 1; thence South 73°37'14" East 171.95 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 89°38'04" East 22.09 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 03°00'00" West 106.82 feet; thence South 67°08'00" West 77.00 feet; thence North 86°00'00" West 64.73 feet to the point of beginning.

PARCEL 1A:

A non-exclusive right of way 1 rod (16.5 feet) wide extending Southerly to the County Highway, as described in Warranty Deed recorded April 12, 1973 as Entry No. 2531787 in Book 3300 at Page 360 of official records, the West line of which is described as follows:

Beginning at a point 105.1 rods East of the West quarter corner of said Section 12, and running thence North 03°00'00" East 906.76 feet.

PARCEL 2:

Commencing at a point 105.1 rods East and North 03°00'00" East 820.05 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 87°00'00" East 237.1 feet; thence South 43°35'00" East 45.0 feet; thence North 21°26'00" East 253 feet more or less to the center line of Little Cottonwood Creek; thence Northwesterly along the center line of said creek 220 feet more or less to the Northeast corner of Clarence L. and Laura S. Giles property; thence South 03°00'00" West 131.14 feet; thence South 67°08'00" West 77 feet; thence North 86°00'00" West 64.73 feet; thence South 03°00'00" West 86.51 feet to the place of beginning.

TOGETHER WITH a 1 rod right-of-way the West and North line of which is described as follows:

Commencing 105.1 rods East of the West quarter corner of the aforementioned Section 12; thence North 03°00'00" East 906.76 feet; thence South 86°00'00" East 64.73 feet; thence North 67°08'00" East 77.0 feet; thence South 87°00'00" East 186.0 feet.

PARCEL 3:

Commencing 105.1 rods East and North 03°00'00" East 490.05 feet and South 87°00'00" East 455.8 feet and North 03°00'00" East 230 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence North 87°00'00" West 113 feet; thence North 43°35'00" West 52.5 feet; thence North 13°10'00" East 266.2 feet, more or less, to the center of Little Cottonwood Creek; thence Southeasterly along said creek 106.7 feet, more or less to a point which is North 03°00'00" East from the point of beginning; thence South 03°00'00" West 258 feet, more or less to the point of beginning.

TOGETHER WITH the following described 1 rod right of way the West and North lines of which is described as follows:

Commencing at a point 105.1 rods East of the West quarter corner of said Section 12, and running thence

North 03°00'00" East 906.76 feet; thence South 86°00'00" East 64.73 feet, North 67°08'00" East 77 feet; thence South 87°00'00" East 208 feet to the West line of the above described tract.

ALSO TOGETHER WITH a 1 rod right of way, the West and North line of which is described as follows:

Commencing 105.1 rod East of the West quarter corner of said Section 12; thence North 03°00'00" East 490.05 feet; thence South 87°00'00" East 432.8 feet; thence North 03°00'00" East 230 feet; thence South 87°00'00" East 96.5 feet.

LESS AND EXCEPTING THEREFROM the above described right of way any portion lying within Lots 1, 2, 3 and 4, Little Cottonwood East Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

TOGETHER WITH a right of way described as follows:

Beginning at a point North 89°52'27" East 1734.83 feet and North 03°01'56" East 489.69 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being the Northwest corner of Little Cottonwood East Subdivision, and running thence North 03°00'00" East 155.00 feet along the West line of Grantor's land; thence South 87°00'00" East 432.8 feet along the North line Grantor's land; thence South 03°00'00" West 16.5 feet along the East line of Grantor's land; thence North 87°00'00" West 416.3 feet; thence South 03°00'00" West 138.5 feet; thence North 87°00'00" West 16.5 feet to the point of beginning.

ALSO TOGETHER WITH a perpetual easement and right of way of operate and maintain the existing culinary water pipe system and for conveyance of irrigation water.

Mail Recorded Deed and Tax Notice To:  
Quail Run Development LLC, a Utah limited liability company  
9071 S 1300 W, Suite 210  
West Jordan, UT 84088

**14014916 B: 11372 P: 26 Total Pages: 4**  
**09/13/2022 12:47 PM By: ggasca Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 162148-CAP

---

## WARRANTY DEED

Kevin P. Gates

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

Quail Run Development LLC, a Utah limited liability company

**GRANTEE(S)** of West Jordan, 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 **Salt Lake County**, State of Utah:


**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 28-12-177-014, 28-12-179-002 and 28-12-179-004 (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 9th day of September, 2022.

  
\_\_\_\_\_  
Kevin P. Gates

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of September, 2022, before me, personally appeared Kevin P. Gates, 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.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

BEGINNING AT A POINT BEING NORTH 89°52'27" EAST 1734.05 FEET ALONG THE SECTION LINE AND NORTH 3°00'00" EAST 863.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 86°00'00" WEST 208.88 FEET; THENCE NORTH 3°00'00" EAST 225.78 FEET TO THE CENTERLINE OF LITTLE COTTONWOOD CREEK; THENCE SOUTH 84°09'44" EAST 68.68 FEET ALONG THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 3°00'00" WEST 179.82 FEET; THENCE SOUTH 86°00'00" EAST 140.27 FEET; THENCE SOUTH 3°00'00" WEST 43.75 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A (NON-EXCLUSIVE) RIGHT OF WAY 1 ROD (16.5 FEET) WIDE EXTENDING SOUTHERLY TO THE COUNTY HIGHWAY, AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 12, 1973 AS ENTRY NO. 2531787 IN BOOK 3300 AT PAGE 360 OF OFFICIAL RECORDS, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 3° EAST 906.76 FEET.

PARCEL 2:

BEGINNING AT A POINT 105.1 RODS EAST AND NORTH 3° EAST 645.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 87° EAST 432.8 FEET; THENCE NORTH 3° EAST 75 FEET; THENCE NORTH 87° WEST 90 FEET; THENCE NORTH 43°35' WEST 145.5 FEET; THENCE NORTH 87° WEST 237.1 FEET; THENCE SOUTH 3° WEST 175 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED 1 ROD RIGHT-OF-WAY, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 3° EAST 906.76 FEET.

PARCEL 3:

BEGINNING AT A POINT 105.1 RODS EAST AND NORTH 3° EAST 720.05 FEET AND SOUTH 87° EAST 342.8 FEET AND NORTH 43°35' WEST 52.5 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 43°35' WEST 48 FEET; THENCE NORTH 21°26' EAST 253 FEET, MORE OR LESS, TO THE CENTER OF SAID CREEK SOUTHEASTERLY 13.3 FEET, MORE OR LESS, TO A POINT NORTH 13°10' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 13°10' WEST 266.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3A:

THE FOLLOWING DESCRIBED 1 ROD RIGHT-OF-WAY, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 3° EAST 906.76 FEET; THENCE SOUTH 86° EAST 64.73 FEET; THENCE NORTH 67°08' EAST 77 FEET; THENCE SOUTH 87° EAST 208 FEET TO THE EAST LINE OF PARCEL 3.