

MAIL TAX NOTICES TO:
Valley Road Trust
2344 West 3000 South
Hober City, UT 84032

UW-12287

WARRANTY DEED

Blake Ted Fotheringham and Brittany Nicole Fotheringham, Trustees of the 2014 Family Trust, dated May 20, 2020

Grantor,

hereby CONVEY and WARRANT to

James W. Steele and Amy Steele, Trustees of the Valley Road Trust dated March 26, 2013

Grantee,

for good and valuable consideration, the following tract of land in WASATCH County, State of Utah, to-wit

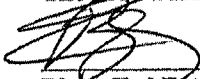
See Attached Exhibit "A"

Tax ID: 00-0008-8208

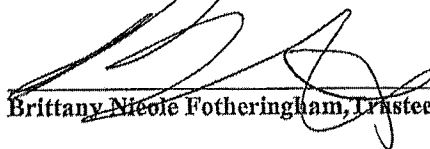
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this September 8, 2021

~~The 2014~~ Family Trust, dated May 20, 2020




Blake Ted Fotheringham, Trustee



Brittany Nicole Fotheringham, Trustee

STATE OF UTAH)
)ss
COUNTY OF UTAH)

On September 8, 2021 , personally appeared before me, **Blake Ted Fotheringham and Brittany Nicole Fotheringham, Trustees of the 2014 Family Trust, dated May 20, 2020** , the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

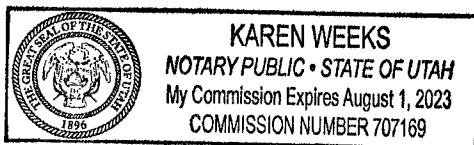


EXHIBIT "A"**UW-12287**

Commencing at a point East a distance of 747.54 feet and North a distance of 491.01 feet from the Wasatch County monument for the West Quarter corner of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North $20^{\circ}17'46''$ East a distance of 61.61 feet; thence North $24^{\circ}44'39''$ East a distance of 434.21 feet to the point of beginning; and running thence North $24^{\circ}03'16''$ East a distance of 213.29 feet; thence West a distance of 14.77 feet to the East bank of a canal; thence along the East bank North $23^{\circ}17'55''$ East a distance of 168.30 feet; thence North $89^{\circ}49'13''$ East a distance of 1761.44 feet to a fence corner; thence South $50^{\circ}24'16''$ West a distance of 357.55 feet; thence South $52^{\circ}12'29''$ West a distance of 207.21 feet; thence West a distance of 1460.90 feet to the point of beginning.

Together with rights of access, as reserved by a document recorded as Entry No. 88612 in Book 54, at Page 169, recorded March 2, 1966 in the office of the Wasatch County Recorder.

WHEN RECORDED MAIL TAX NOTICE TO:
Valley Road Trust dated March 26th, 2013
2344 West 3000 South
Heber City, Utah 84032

WARRANTY DEED

HEBER VALLEY PROPERTIES, LLC A UTAH LIMITED LIABILITY COMPANY AND

ACRE 12, LLC A UTAH LIMITED LIABILITY COMPANY AND

MIKE PANGIA

Grantor,

of Heber , County of WASATCH , State of Utah
hereby CONVEY and WARRANTS to

James W. Steele and Amy Steele, Trustees of the Valley Road Trust dated March 26th, 2013

Grantee,

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

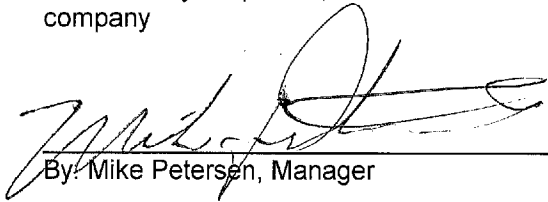
See Attached Exhibit "A"

00-0015-0040, 00-0015-0057

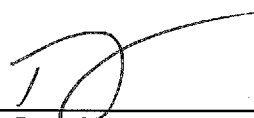
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2022 taxes and thereafter.

WITNESS the hand of said grantor,

Heber Valley Properties, LLC a Utah limited liability company


By: Mike Petersen, Manager

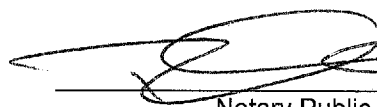
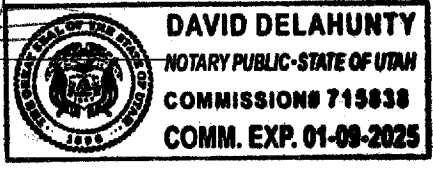
Acre 12, LLC a Utah limited liability company


By: Tyler Dow, Manager

Mike Pangia

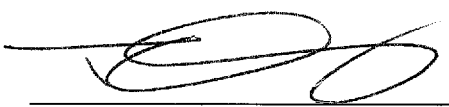
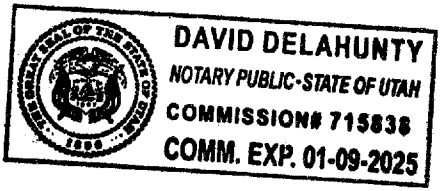
STATE OF UTAH)
) :ss
COUNTY OF WASATCH)

On the 25 day of February, 2022, personally appeared before me Mike Petersen the Manager of Heber Valley Properties, LLC a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public 

STATE OF UTAH)
) :ss
COUNTY OF WASATCH)

On the 25 day of February, 2022, personally appeared before me Tyler Dow the manager of Acre 12, LLC a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

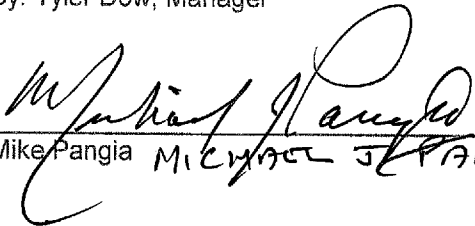

Notary Public 

Heber Valley Properties, LLC a Utah limited liability company

By: Mike Petersen, Manager

Acre 12, LLC a Utah limited liability company

By: Tyler Dow, Manager



Mike Pangia MICHAEL J PANGIA

STATE OF UTAH)
 :SS
COUNTY OF WASATCH)

On the ___ day of February, 2022, personally appeared before me Mike Petersen the Manager of Heber Valley Properties, LLC a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF WASATCH)

On the ___ day of February, 2022, personally appeared before me Tyler Dow the manager of Acre 12, LLC a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

DISTRICT OF COLUMBIA

STATE OF ~~UTAH~~)
WASHINGTON :ss
COUNTY OF ~~WASATCH~~)

MICHAEL J. PANGIA

On the *24th* day of February, 2022, personally appeared before me Mike Pangia, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

My Commission Expires
August 31, 2024

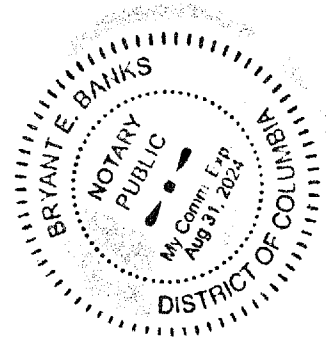


EXHIBIT "A"

Parcel No. 1:

Beginning at a point East a distance of 747.54 feet and North a distance of 491.01 feet from the Wasatch County Monument for the West Quarter Corner of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North $20^{\circ}17'46''$ East a distance of 61.61 feet; thence North $24^{\circ}44'39''$ East a distance of 434.21 feet; thence East a distance of 918.55 feet; thence South a distance of 207.35 feet; thence East a distance of 226.00 feet; thence South $37^{\circ}47'31''$ East a distance of 30.00 feet; thence South $52^{\circ}12'29''$ West a distance of 338.25 feet; thence South $89^{\circ}16'53''$ West a distance of 1098.84 feet to the point of beginning.

Parcel No. 2:

Beginning at a point East a distance of 747.54 feet and North a distance of 491.01 feet from the Wasatch County Monument for the West Quarter Corner of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North $89^{\circ}16'53''$ East a distance of 1098.84 feet; thence North $52^{\circ}12'29''$ East a distance of 338.25 feet to the point of beginning; thence North $37^{\circ}47'31''$ West a distance of 30.00 feet; thence West a distance of 226.00 feet; thence North a distance of 207.35 feet; thence East a distance of 542.35 feet; thence South $52^{\circ}12'29''$ West a distance of 377.06 feet to the point of beginning.

Parcel 3:

An Easement as disclosed by Grant of Access Easement recorded September 18, 2017 as Entry No. 442789 in Book 1201 at Page 981 of Official Records more particularly described as follows:

Beginning at a point 506.59 feet East of the Northwest Corner of the Southwest Quarter of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian and on said Section Line to the Point of Beginning, thence North $24^{\circ}31'01''$ East 39.57 feet; thence South $89^{\circ}32'18''$ East 162.31 feet; to the beginning of a tangent curve concave to the Northerly having a radius of 255.00 feet; with an arc length of 204.95 feet along said curve through a central angle of $46^{\circ}03'01''$, with a chord bearing North $67^{\circ}26'12''$ East 199.48 feet; thence North $44^{\circ}14'45''$ East 95.05 feet to the beginning of a tangent curve concave to the Southeasterly having a radius of 318.31 feet; with an arc length of 150.92 feet along said curve through a central angle of $27^{\circ}09'55''$, with a chord bearing North $57^{\circ}49'43''$ East 149.51 feet; thence with a reverse curve concave to the Northwesterly having a radius of 14.95 feet; with an arc length of 21.63 feet along said curve through a central angle of $82^{\circ}51'48''$, with a chord bearing North $29^{\circ}58'47''$ East 19.79 feet; thence North $11^{\circ}17'33''$ West 63.98 feet to the beginning of a tangent curve concave to the Easterly having a radius of 180.00 feet; with an arc length of 175.78 feet along said curve through a central angle of $55^{\circ}57'13''$, with a chord bearing North $16^{\circ}41'04''$ East 168.88 feet; thence North $44^{\circ}39'41''$ East 25.63 feet; thence North $89^{\circ}17'33''$ East 85.40 feet; thence South $44^{\circ}39'41''$ West 86.41 feet; to the beginning of a tangent curve concave to the Easterly having a radius of 120.00 feet; with an arc length of 117.19 feet along said curve through a central angle of $55^{\circ}57'13''$, with a chord bearing South $16^{\circ}41'04''$ West 112.59 feet; thence South $11^{\circ}17'33''$ East 56.78 feet; to the beginning of a tangent curve concave to the Northeasterly having a radius of 15.00 feet; with an arc length of 21.65 feet along said curve through a central angle of $82^{\circ}42'09''$, with a chord bearing South $52^{\circ}38'37''$ East 19.82 feet; thence with a reverse curve concave to the Southerly having a radius of 339.27 feet; with an arc length of 262.95 feet along said curve through a central angle of $44^{\circ}24'22''$, with a chord bearing South $71^{\circ}47'30''$ East 256.41 feet; thence with a reverse curve concave to the Northerly having a radius of 50.00 feet; with an arc length of 68.33 feet along said curve through a central angle of $78^{\circ}18'22''$ with a chord bearing South $88^{\circ}44'30''$ East 63.14 feet; thence South $52^{\circ}06'19''$ West 179.45 feet; thence with a curve concave to the

Westerly having a radius of 50.00 feet; with an arc length of 95.75 feet along said curve through a central angle of $109^{\circ}43'10''$, with a chord bearing North $02^{\circ}45'16''$ West 81.77 feet; thence with a compound curve concave to the Southerly having a radius of 262.00 feet; with an arc length of 139.07 feet along said curve through a central angle of $30^{\circ}24'44''$, with a chord bearing North $72^{\circ}49'13''$ West 137.44 feet; thence with a compound curve concave to the Southerly having a radius of 262.00 feet; with an arc length of 221.77 feet along said curve through a central angle of $48^{\circ}29'57''$, with a chord bearing South $67^{\circ}43'27''$ West 215.21 feet; thence South $44^{\circ}15'43''$ West 85.66 feet; to the beginning of a tangent curve concave to the Northerly having a radius of 317.30 feet; with an arc length of 178.91 feet along said curve through a central angle of $32^{\circ}18'24''$ with a chord bearing South $60^{\circ}24'54''$ West 176.55 feet; thence North $00^{\circ}04'24''$ West 17.01 feet; thence South $89^{\circ}55'37''$ West 256.24 feet to the point of beginning.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
James W. Steele and Amy Steele, Trustees
of the Valley Road Trust
2344 West 3000 South
Heber City, UT 84032

SPACE ABOVE THIS LINE (3 1/8" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1112054-SLC1 (ami)**
A.P.N.: **00-0021-3352**

Heber Valley Properties, LLC, a Utah limited liability company, Grantor, of **Heber City**, County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

James W. Steele and Amy Steele, Trustees of the Valley Road Trust dated March 26, 2013, Grantee, of **Heber City**, County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Wasatch** County, State of **Utah**:

LOT 3, WEATHERVANE STATION SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 03, 2020 AS ENTRY NO. 475181 IN BOOK 1284 AT PAGE 599 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A SAFETY IMPROVEMENT OF THE EXISTING HIGHWAY U.S. ROUTE 189 KNOWN AS PROJECT NO. S-R399(315), BEING PART OF AN ENTIRE TRACT OF PROPERTY IN LOT 3, WEATHERVANE STATION SUBDIVISION AMENDED, RECORDED AS ENTRY NO. 460294 IN BOOK 1243 AT PAGES 1153-1162, IN THE OFFICE OF THE WASATCH COUNTY RECORDER, SITUATE IN THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 3, WHICH POINT IS 67.47 FEET SOUTH 52°33'23" WEST AND 460.06 FEET SOUTH 52°06'19" WEST FROM THE NORTHEAST CORNER OF SAID LOT 3 (NOTE: SAID POINT OF BEGINNING IS 54.38 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CONTROL LINE OF

A.P.N.: 00-0021-3352

Special Warranty Deed - continued

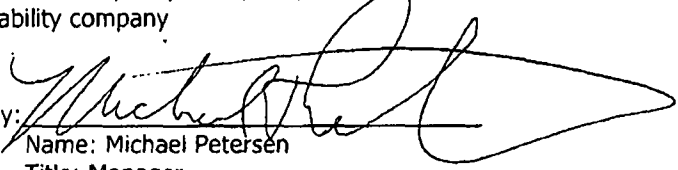
File No.: NCS-1112054-SLC1
(ami)

U.S. ROUTE 189 OF SAID PROJECT AT ENGINEER STATION 113+40.00); AND RUNNING THENCE ALONG THE SAID SOUTHEASTERLY AND THE SOUTHERLY BOUNDARY LINES OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES AND DISTANCE: (1) SOUTH 52°06'19" WEST 5.33 FEET; THENCE (2) WESTERLY 57.64 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 85°06'41" WEST FOR A DISTANCE OF 54.50 FEET; CENTRAL ANGLE = 66°03'00") TO A POINT WHICH IS 84.00 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL SAID CONTROL LINT AT ENGINEER STATION 112+88.92; THENCE NORTH 52°10'57" EAST 19.08 FEET PARALLEL TO SAID CONTROL LINE; THENCE SOUTH 85°01'45" EAST 43.60 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

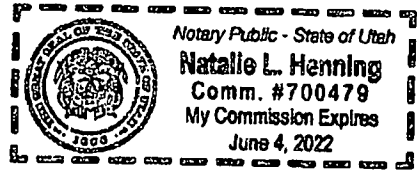
(NOTE: ROTATE ABOVE BEARINGS 0°04'33" COUNTERCLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

Witness, the hand(s) of said Grantor(s), this March 3, 2022.

Heber Valley Properties, LLC, a Utah limited liability company

By: 
Name: Michael Petersen
Title: Manager

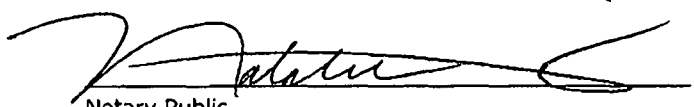
STATE OF Utah)
County of Wasatch) ss.



On March 3, 2022, before me, the undersigned Notary Public, personally appeared **Michael Petersen the Manager of Heber Valley Properties, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 6/4/22


Notary Public