Mail Tax notice to: 6465 South 3000 East Suite 101 SLC, UT 84121

01178223 B: 2708 P: 0480 Page 1 of 3 Rhonda Francis Summit County Recorder

11/22/2021 04:32:36(PM Fee \$40.00 By METRO NATIONAL TITLE

MNT File No.: 89186	(\$\infty\$)\rangle	Electronically Recorded	
Tax ID No.: FT-2118-A			
		0,0,1	
	SPECIAL WARRAN	NTY DEED	ALL CONTRACTOR OF THE PROPERTY
Ot			
Stewart Ranches, LLC, a	Hah Limited Liability Comp	pany	11/10
GRANTOR of Econos	بران المعامل ا State of hereby المعامل المعام	/ CONVEVE and WADDAY	JTC and at
any and all claiming by the	ough or under them/him/her	tit only to:	N15 against
Estates Managers, LC, a U	tah limited liability compan	y , (5)	, (S) v
GRANTEE OF FRANCIS	for the sum of T	'EN AND 00/100'S DOLLA	ARS AND
Summit County, State of L	JABLE CONSIDERATIO	N, the following described	tract of land in
bulling County, State of	can.		
Legal			
See Exhibit "A"		, ,	
			5
SUBJECT TO: County and	nd/or City Taxes not delinqu	ent; Bonds and/or Special A	Assessments s, Leases and
not delinquent and Covena	nts, Conditions, Restrictions	s, Rights-of-Way, Easement	s, Leases and
Reservations now of Recor	u.		
WITNESS, the hand(s) of	said grantor(s), on this 19	_dax of 1 lovember	2021
	(a), on any		s, Leases and
Stewart Ranches, LLC, at	Hah Limited Liability Comp	any	
Du I		~1	Γ_{\sim}
By: Douglas K Anderson, N	Janager		
Douglas K. Anderson, N	Manager	60/2	60/2
State of Utah)			
County of C - 11 1 old	(SS.)		A COLOR
County of Saff Learn.	977		
County of Saft Love. On this date, November	19, 702\ , perso	mally appeared before me Do	nolas K
Anderson, who being by me	duly sworn did say that he is a	manager of Stewart Ranche	s. LLC, a Utah
Limited Liability Company	, the limited liability company	that executed the above and	foregoing A
instrument and that said instru	iment was signed on behalf of	said company by authority of	its Articles or
Organization and/or Operating	g Agreement and said Douglas	K. Anderson acknowledged	to me that said
Special Warranty Deed			Page 1
	(HIII)	(H.J.)	, ME
) ^V		
		,	



Exhibit "A"

Parcel 1:

Commencing at a point 40 rods North of the Southwest corner of the Southwest quarter of the Southwest quarter of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian; and running thence North 40 rods; thence East 80 rods; thence South 40 rods; thence West 80 rods to the place of beginning.

Parcel 1A:

Together with an easement for ingress and egress as created by that certain Easement Agreement, recorded August 31, 2017 as Entry No. 1076651 in Book 2426 at Page 259 of Official Records, described as follows:

Commencing at the intersection of the Southwestern corner of the Summit Parcel, CD-2123, and E. Gines Lane, Francis, Summit County, Utah, and thence along the Southwestern property line of the Summit Parcel Northwesterly and Northerly to its intersection with the Stewart Parcel. CD-2118-A, thence North along the common property line between the Stewart and Summit Parcels to the intersection of a line which runs parallel to the Southwest property line of the Summit Parcel a sufficient distance from that property line to allow a roadway of sixty (60) feet in width beyond the existing vegetation and ditch, to run parallel to such property line, thence along such parallel line to its intersection with the North right of way line of E. Gines Lane, and thence West to the point of beginning.

01178223 Page 3 of 3 Summit County

WHEN RECORDED RETURN TO. AND SEND TAX NOTICES TO:

> Estates Managers, LC P.O. Box 520370 Salt Lake City, Utah 84125

B: 2733 P: 1389 01186798 Page 1 of 4 Rhonda Francis Summit County Recorder 04/07/2022 03:14:18 RM Fee \$46.00 By COTTONWOOD TITLE INSURANCE AGENCY, (N) Electronically Recorded

Tax Parcel Nos. FT-2123, FT-2115 and FT-2132-A STRS- $1\div B$, STRS-4-401, STRS-4-402, STRS-4-403, STRS-4-404, STRS-4-405, STRS-4-406, STRS-4-407, STRS-4-408, STRS-4-H

OUITCLAIM DEED

THIS INSTRUMENT is effective as of the ____ day of April, 2022, by STEWART FIELDS LLC, a Utah limited liability company ("Grantor"), also appearing of record as Stewart Fields, L.L.C., a Utah limited liability company, whose address is P.O. Box 520370, Salt Lake City, Utah 84125, in favor of ESTATES MANAGERS, LC, a Utah limited liability company ("Grantee"), whose address is P.O. Box 520370, Salt Lake City, Utah 84125.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby quitclaims to Grantee certain real property (the "Property") located in Summit County, Utah, described as follows:

Parcel 1:

BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34; TOWNSHIP 2 SOUTH: RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; AND COMMENCING AT A POINT THAT IS RODS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 37 RODS 10 FÉEΤ; THENCE EAST 46 RODS (Φ) FEET, MORE OR LESS TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY; THENCE IN THE NORTHWESTERLY DIRECTION ALONG THE CENTER OF SAID HIGHWAY TO A POINT THAT IS 43 RODS 7 FEET WEST OF THE NORTHEAST CORNER OF THE SE 1/4 SE 1/4 OF SAID SECTION 34; THENCE EAST 43 RODS 7 FEET; THENCE NORTH 80 RODS TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3集 THENCE WEST 150 RODS, MORE OR LESS TO Á POINT 10 RODS EAST ÔF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE IN A SOUTHEASTERLY DIRECTION 44 RODS TO A POINT THAT IS NORTH 89° EAST 87.98 RODS AND NORTH 86°16' WEST 31.3% RODS OF A POINT THAT IS SOUTH 2.66 RODS FROM THE SOUTHWEST CORNER OF THE NW 1/4 SE 1/4 OF SAID SECTION 34; THENCE SOUTH 56% 6% EAST 31.517 RODS; THENCE SOUTH 59° WEST 87.98 RODS; THENCE SOUTH 77.34 RODS, MORE OR WESS, TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE EAST 99 RODS, MORE OR LESS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF STATE ROAD 35.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF HANSEN SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; THENCE NORTH ALONG A FENCE LINE 571.09 FEET; THENCE SOUTH 54°26'41" EAST ALONG A FENCE LINE 983.59 FEET; THENCE NORTH 89°58'20" WEST ALONG A FENCE LINE 800.54 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF STEWART RANCHES SUBDIVISION PHASE 1. ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

ALSO EXCEPTING THEREFROM ALL OF STEWART RANCHES SUBDIVISION PHASE ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

Parcel 2:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'31" WEST 1006.50 FEET ALONG THE SOUTH LINE OF SAID SECTION 34; THENCE LEAVING SAID SECTION LINE NORTH 00°13'29" EAST 557 .32 FEET A POINT ON AN EXISTING FENCE LINE; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID FENCE LINE NORTH 00°13'29" EAST 63.18 FEET; THENCE SOUTH 89°46'31" EAST 448.69 FEET TO THE UTAH STATE ROUTE 35 RIGHT OF WAY FENCE; THENCE CONTINUING ALONG SAID FENCE SOUTH 21°53'12" EAST 58.29 FEET TO A FENCE CORNER; THENCE LEAVING SAID RIGHT OF WAY FENCE LINE AND ALONG AN EXISTING FENCE SOUTH 47°55'10" WEST 19.16 FEET TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE LINE NORTH 89°18'29" WEST 456.47 FEET TO THE POINT OF BEGINNING.

Parcel 3:

BEGINNING AT A REBAR AND CAP MARKING THE ACCEPTED S 1/16
SECTION CORNER OF SECTIONS 34 AND 35 IN TOWNSHIP 2 SOUTH, RANGE
6 EAST OF THE SLB&M AND WHICH POINT OF BEGINNING IS AT A CORNER OF FENCES EXTENDING NORTH, SOUTH AND WESTERLY; THENCE ALONG A DECADES OLD FENCE LINE S83°10'48"W 674.92 FEET TO THE EASTERLY RIGHT-OF-WAY (ROW) OF STATE HIGHWAY 35; THENCE ALONG THE EAST ROW N15°40'23"W 35.52 FEET; THENCE N17°44'28"W 47.00 FEET MORE OR LESS TO THE E-W CENTERLINE OF THE SE 1/4 SECTION 34; THENCE LEAVING SAID ROW RUNNING ALONG THE E-W CENTERLINE OF

THE SE ¼ (1/16TH SECTION LINE) N89°54'04"E 694.06 FEET TO THE POINT OF

BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27.

Parcel 4:

OPEN SPACE PARCEL "B", STEWART RANCHES SUBDIVISION PHASE 1. ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

Parcel 5:

Uno Afficial Colord LOTS 401-408 AND OPEN SPACE PARCEL "H", STEWART RANCHES SUBDIVISION PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

page intentionally left-blank; signature and acknowledgment on following page]

GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above. GRANTÓR: STEWART FIELDS LLC. a Utah limited liability company, by its Manager: MANAGEMENT PARTNERS US LLC, a Nevada limited liability company Anderson, Manager State of Utah County of Salt Lake The foregoing instrument was acknowledged before me this 4th day of Ann Douglas K. Anderson, Manager of Management Partners US LLC, Manager of Stewart Fields LLC. (Seal) Residing at: My Commission Expires: 01186798 Page 4 of 4 Summit County