

When Recorded mail to:
Terry L. Rushton
4441 South 5400 West
West Valley City, Utah 84120

13110423
10/29/2019 9:14:00 AM \$40.00
Book - 10852 Pg - 920-927
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 8 P.

Space above this line for recording data.

QUIT CLAIM DEED

Alma E. and Ethel B. Rushton Family Partnership, a Utah general partnership, GRANTOR, whose address is 4441 South 5400 West, West Valley City, Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration,

Hereby Quitclaims to

Alma E. and Ethel B. Rushton Family Partnership, a Utah general partnership, GRANTEE, the following described tracts of lands located in Salt Lake County, Utah:

SEE EXHIBIT "A" ATTACHED HERETO.

The land conveyed hereby has previously been described as set forth in Exhibit "B" attached hereto.

The purpose of this deed is to segregate county tax records. This deed is also executed to give effect to and reflect revisions in the legal descriptions of Grantor's property as a result of those certain Boundary Line Agreements recorded in the Salt Lake County Recorder's Office as follows: (1) Boundary Line Agreement, recorded on September 16, 2019, as Entry No. 13075364, in Book 10831, at Page 5111, and (2) Boundary Line Agreement, recorded on September 16, 2019, as Entry No. 13075365, in Book 10831, at Page 5125; and that certain Survey performed by Focus Engineering and filed with the Salt Lake County Surveyor's Office on or about May 30, 2019, as file number S2019-05-0307.

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, public roads (if any), conditions, and covenants of whatever nature, whether or not filed for record, and expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2019 and thereafter, and all Greenbelt rollback taxes assessed or assessable under the Utah Farmland Assessment Act.

**ACCOMMODATION RECORDING ONLY.
MERIDIAN TITLE COMPANY MAKE NO REPRESENTATION
AS TO CONDITION OF TITLE, PRIORITY OF LIEN, NOR
DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECT OF DOCUMENT.**

WITNESS, THE HAND(S) OF SAID GRANTOR, THIS 28 day of October, 2019.

“GRANTOR”

ALMA E. AND ETHEL B. RUSHTON FAMILY PARTNERSHIP, a Utah general partnership

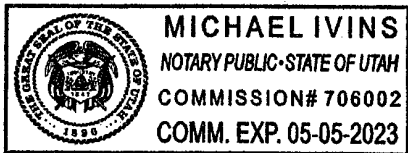
By Its General Partners:

RUSHTON FAMILY COMPANY, LLC, a Utah limited liability company

By Lynda R. Ahlquist, Manager
Lynda R. Ahlquist, Its Manager

STATE OF UTAH)
) :ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 28 day of October, 2019, by Lynda R. Ahlquist, as the Manager of Rushton Family Company, LLC, a Utah limited liability company, which is a general partner of Alma E. and Ethel B. Rushton Family Partnership, a Utah general partnership.



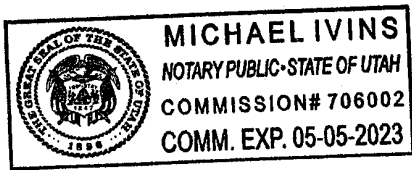
[Signature]
NOTARY PUBLIC

A. LAURENCE & ELVA J. RUSHTON FAMILY COMPANY, LLC, a Utah limited liability company

By Terry L. Rushton
Terry L. Rushton, Its Manager

STATE OF UTAH)
):ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 28 day of October, 2019, by Terry L. Rushton, as the Manager of A. Laurence & Elva J. Rushton Family Company, LLC, a Utah limited liability company, which is a general partner of Alma E. and Ethel B. Rushton Family Partnership, a Utah general partnership.



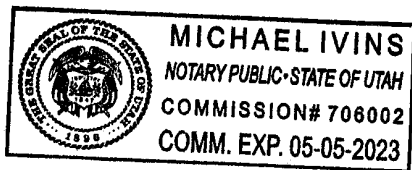
[Signature]
NOTARY PUBLIC

FLOYD & NORMA RUSHTON PROPERTIES, LLC, a Utah limited liability company

By Floyd S. Rushton
Floyd S. Rushton, Its Manager

STATE OF UTAH)
):ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 28 day of October, 2019, by Floyd S. Rushton, as the Manager of Floyd & Norma Rushton Properties, LLC, a Utah limited liability company, which is a general partner of Alma E. and Ethel B. Rushton Family Partnership, a Utah general partnership.



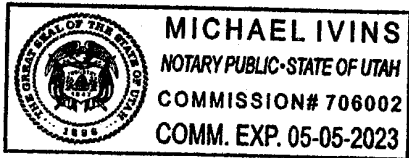
[Signature]
NOTARY PUBLIC

JONES LEHI, LLC, a Utah limited liability company

By Harry R. Jones
Harry R. Jones, Its Manager

STATE OF UTAH)
):ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 28 day of Oct, 2019, by Harry R. Jones, as the Manager of Jones Lehi, LLC a Utah limited liability company, which is a general partner of Alma E. and Ethel B. Rushton Family Partnership, a Utah general partnership.



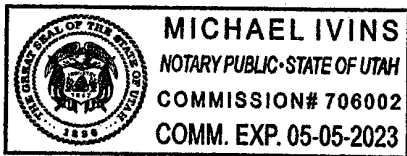
[Signature]
NOTARY PUBLIC

ELSIE LOVELACE, LLC, a Utah limited liability company

By Brad D. Turpin
Brad D. Turpin, Its Manager

STATE OF UTAH)
):ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 28 day of Oct, 2019, by Brad D. Turpin, as the Manager of Elsie Lovelace, LLC, a Utah limited liability company, which is a general partner of Alma E. and Ethel B. Rushton Family Partnership, a Utah general partnership.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTIONS
[New parcel descriptions]

Land located in Salt Lake County:

New Parcel 1:

The property is located in the NE1/4 and the SE1/4 of Section 21, and the NW1/4 and the SW1/4 of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian, The Basis of Bearing for Description is N02°06'W between the East Quarter Corner and the Northeast Corner of said Section 21 as established by the existing monuments currently accepted by the Salt Lake County Surveyor, said boundary line being more particularly described as follows:

Beginning at a point on the westerly line of Sunset Hills P.U.D. Phase 2A as recorded at Entry No. 12312127, Book 2016P, Page 143 in the Office of the Salt Lake County Recorder, said point being N00°16'09"E 1.74 feet from the southwest corner of said Sunset Hills P.U.D. Phase 2A, said Point of Beginning being S02°06'00"E 3.73 feet along a monument line to the southerly line of Parcel 20-21-276-003 and S89°43'50"E 18.72 feet along said southerly parcel line to the southwest corner of said Sunset Hills P.U.D. Phase 2A and N00°16'09"E 1.74 feet, from the Salt Lake County brass cap monument at the East Quarter Corner of Section 21, Township 2 South, Range 2 West, Salt Lake Base and Meridian, running thence along a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No. 13075364, Book 10831, Page 5111, between "Alma E. and Ethel B. Rushton Family Partnership" and G & N Wood Properties, L.L.C. N89°21'07"W 778.26 feet; thence N00°08'57"E 131.07 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 467.00 feet (radius bears: S16°00'51"W) a distance of 6.38 feet through a central angle of 00°46'57" Chord: N74°22'37"W 6.38 feet; thence N15°13'54"E 188.58 feet; thence N89°51'03"W 108.32 feet; thence North 100.00 feet; thence N89°51'03"W 11.00 feet; thence N00°08'57"E 154.00 feet; thence N89°51'03"W 10.00 feet; thence N08°47'19"E 158.36 feet; thence N28°10'31"E 51.40 feet; thence N24°29'16"E 79.56 feet; thence N09°51'32"E 79.85 feet; thence N00°45'39"E 79.53 feet; thence N00°14'39"E 170.00 feet; thence N89°44'47"W 49.98 feet; thence N00°15'13"E 157.06 feet to a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No. 13075365, Book 10831, Page 5125, between "Alma E. and Ethel B. Rushton Family Partnership" and TBJ&M L.L.C.; ET.AL.; thence along said Boundary Line Agreement S89°43'51"E 321.00 feet to the northwest corner of said Sunset Hills P.U.D. Phase 2A; thence along a westerly line of said Sunset Hills P.U.D. Phase 2A, S00°15'13"W 255.82 feet to the northerly line of Sunset Hills P.U.D. Phase 2B as recorded at Entry No. 11856878, Book 2014P, Page 119 in the Office of the Salt Lake County Recorder; thence along said Sunset Hills P.U.D. Phase 2B the following six (6) courses, (1) N89°44'47"W 21.57 feet; thence (2) S00°15'13"W 148.02 feet; thence (3) S58°37'24"E 95.39 feet; thence (4) S44°32'04"E 55.26 feet; thence (5) S62°59'02"E 38.76 feet; thence (6) S89°44'47"E 80.01 feet to the westerly line of Sunset Hills P.U.D. Phase 2G as recorded at Entry No. 12703980, Book 2018P, Page 38 in the Office of the Salt Lake County Recorder; thence along said Sunset Hills P.U.D. Phase 2G the following four (4) courses, (1) S00°15'13"W 100.02 feet; thence (2) N89°44'47"W 39.29 feet; thence (3) S00°15'13"W 154.00 feet; thence (4) S89°44'47"E 177.38 feet to and along Sunset Hills P.U.D. Phase 2C as recorded at Entry No. 11856889, Book 2014P, Page 120 in the Office of the Salt Lake County Recorder; thence along said Sunset Hills P.U.D. Phase 2C the following three (3) courses, (1) S70°42'55"E 104.02 feet; thence (2) S57°34'27"E 48.99 feet; thence (3) S42°35'09"E 85.56 feet to a northerly line of said Sunset Hills P.U.D. Phase 2A; thence along said Sunset Hills P.U.D. Phase 2A the following eleven (11) courses, (1) S54°03'07"W 85.32 feet; thence (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.72 feet through a central angle of 86°47'15" Chord: N82°33'16"W 20.61 feet; thence (3) S50°50'22"W 54.00 feet; thence (4) Southeasterly along the arc of a non-tangent curve to the right having a radius of 153.00 feet (radius bears: S50°50'22"W) a distance of 8.58 feet through a central angle of 03°12'45" Chord: S37°33'16"E 8.58 feet; thence (5) S35°56'53"E 133.27 feet; thence (6) along the arc of a curve to the right with a radius of 15.00 feet a distance of 28.30 feet through a central angle of 108°05'18" Chord: S18°05'46"W 24.28 feet; thence (7) S11°11'34"E 54.37 feet; thence (8) Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S17°51'35"E) a distance of 28.30 feet through a

central angle of 108°05'18" Chord: S53°48'56"E 24.28 feet; thence (9) S00°13'43"W 96.94 feet; thence (10) along the arc of a curve to the right with a radius of 25.00 feet a distance of 39.29 feet through a central angle of 90°02'26" Chord: S45°14'56"W 35.37 feet; thence (11) S00°16'09"W 38.26 feet to the point of beginning.

Contains: 16.89 acres+/-

New Parcel 2:

The property is located in the NE1/4 and the SE1/4 of Section 21, Township 2 South, Range 2 West, Salt Lake Base and Meridian, The Basis of Bearing for Description is N02°06'W between the East Quarter Corner and the Northeast Corner of said Section 21 as established by the existing monuments currently accepted by the Salt Lake County Surveyor, said boundary line being more particularly described as follows:

Beginning at the southeast corner of an entire parcel, being at a point established by a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No. 13075364, Book 10831, Page 5111, between "Alma E. and Ethel B. Rushton Family Partnership" and G & N Wood Properties, L.L.C, said point being N88°58'24"W 759.45 feet along a monument line as established between existing Salt Lake County Surveyor monuments located at the East Quarter Corner and West Quarter Corner, and S00°08'57"W 6.88 feet, from the Salt Lake County brass cap monument at the East Quarter Corner of Section 21, Township 2 South, Range 2 West, Salt Lake Base and Meridian, running thence along said Boundary Line Agreement N89°21'07"W 673.20 feet, to a line established by a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No.12913643, Book 10743, Page 7033, between G & N Wood Properties, L.L.C. and Kennecott Utah Copper LLC; thence along said Boundary Line Agreement N00°11'52"E 11.33 feet to a monument line as established between existing Salt Lake County Surveyor monuments located at the East Quarter Corner and West Quarter Corner of said Section 21; thence S88°58'24"E 13.53 feet along said monument line to a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No.9894214, Book 9374, Page 4102, between Alma E. and Ethel B. Rushton Family Partnership and Kennecott Utah Copper Corporation; thence along said Boundary Line Agreement N00°00'23"W 1312.99 feet to a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No. 13075365, Book 10831, Page 5125, between "Alma E. and Ethel B. Rushton Family Partnership" and TBJ&M L.L.C.; ET.AL.; thence along said Boundary Line Agreement S89°43'51"E 622.18 feet to the westerly line of a proposed subdivision; thence along said proposed subdivision line the following sixteen (16) courses, (1) S00°15'13"W 157.06 feet; thence (2) S89°44'47"E 49.98 feet; thence (3) S00°14'39"W 170.00 feet; thence (4) S00°45'39"W 79.53 feet; thence (5) S09°51'32"W 79.85 feet; thence (6) S24°29'16"W 79.56 feet; thence (7) S28°10'31"W 51.40 feet; thence (8) S08°47'19"W 158.36 feet; thence (9) S89°51'03"E 10.00 feet; thence (10) S00°08'57"W 154.00 feet; thence (11) S89°51'03"E 11.00 feet; thence (12) South 100.00 feet; thence (13) S89°51'03"E 108.32 feet; thence (14) S15°13'54"W 188.58 feet; thence (15) Easterly along the arc of a non-tangent curve to the right having a radius of 467.00 feet (radius bears: S15°13'54"W) a distance of 6.38 feet through a central angle of 00°46'57" Chord: S74°22'37"E 6.38 feet; thence (16) S00°08'57"W 131.07 feet to the point of beginning.

Contains: 19.34 acres+/-

EXHIBIT "B"
PREVIOUS PARCEL LEGAL DESCRIPTIONS

Parcel 1:

Proposed Sunset Hills Phase 3:

A PART OF THE NORTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH.

BEGINNING AT A POINT LOCATED 1335.47 FEET SOUTH 0°06'45" EAST ALONG THE SECTION LINE AND 615.69 FEET NORTH 89°50'07" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 22 AS ESTABLISHED PER JOHN STAHL SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYOR'S OFFICE, DOCUMENT S1989-01-0017. SAID NORTHWEST CORNER OF SAID SECTION 22 ALSO BEING 238.88 FEET SOUTH 85°21'44" EAST FROM AN EXISTING SALT LAKE COUNTY MONUMENT AS SHOWN ON THE COUNTY AREA REFERENCE PLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF "SUNSET HILLS P.U.D. PHASE 2A" ON FILE AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AND RUNNING THENCE S00°08'57"W 255.81 FEET; THENCE N89°51'03"W 21.56 FEET; THENCE S0°08'57"W 148.02 FEET; THENCE S58°43'40"E 95.39 FEET; THENCE S44°38'20"E 55.26 FEET; THENCE S63°05'18"E 38.76 FEET; THENCE S89°51'03"E 80.00 FEET; THENCE S00°08'57"W 100.00 FEET; THENCE N89°51'03"W 39.29 FEET; THENCE S00°08'57"W 154.00 FEET; THENCE S89°51'03"E 177.38 FEET; THENCE S70°49'11"E 104.02 FEET; THENCE S57°40'43"E 48.99 FEET; THENCE S42°41'25"E 85.57 FEET; THENCE S53°56'51"W 85.33 FEET TO A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 22.72 FEET (CHORD BEARS N82°39'32"W 20.61 FEET); THENCE S50°44'06"W 54.00 FEET TO A POINT ON A 153.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 8.58 FEET (CHORD BEARS S37°39'32"E 8.58 FEET); THENCE S36°03'09"E 133.27 FEET TO A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.30 FEET (CHORD BEARS S17°59'30"W 24.28 FEET); THENCE S11°17'50"E 54.37 FEET TO A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.30 FEET (CHORD BEARS S53°55'12"E 24.28 FEET); THENCE S00°07'27"W 96.94 FEET TO A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.29 FEET (CHORD BEARS S45°08'40"W 35.37 FEET); THENCE S00°09'53"W 40.00 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF "SUNSET HILLS P.U.D. PHASE 2A" ON FILE AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE AND RUNNING THENCE N89°50'07"W 1190.35 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°50'07"W 247.00 FEET; THENCE N00°06'45"W 1335.47 FEET, MORE OR LESS, TO A FENCE LINE; THENCE

S89°50'07"E 247.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE S89°50'07"E 695.92 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 20-21-276-003

Parcel 2:

Record Description for Parcel 20-21-201-005 per a Boundary Line Agreement on file as, Entry No. 9894214, Book 9374, Page 4102, Salt Lake County Recorder's Office.

Commencing at the corner common to Sections 14, 15, 22 and 23, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°50'07" West, along the North Line of Section 22 and the Westerly extension thereof, as shown on that certain record of survey filed in the Office of the Surveyor of Salt Lake County, Utah, number S89-01-0017, a distance of 6,558.05 feet to a point; Thence South 0°06'45" East, 1,335.47 feet to the Point of Beginning for this description;

Thence North 89°50'07" West, a distance of 247.00 feet, more or less to a point on an existing fence line;

Thence South 0°06'45" East, along said fence line and the Southerly extension thereof, a distance of 1,335.47 feet to a point;

Thence South 89°50'07" East, a distance of 247.00 feet to a point;

Thence North 0°06'45" West, a distance of 1,335.47 feet to the Point of Beginning. Contains 7.573 acres more or less.

Tax parcel no. 20-21-201-005