



Mail Recorded Deed and Tax Notice To:  
Sanctuary Ranch Utah, LLC, a Utah limited liability company  
PO Box 980400  
Park City, UT 84098-0400

E# 2803928 PG 1 OF 2  
Leann H. Kiltz, WEBER COUNTY RECORDER  
15-Jul-16 0322 PM FEE \$29.00 DEP KL  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 85677-ZF

### WARRANTY DEED

*BT*

**Timothy Patrick Charlwood**  
**GRANTOR(S)** of Park City, State of Utah, hereby Conveys and Warrants to  
**Sanctuary Ranch Utah, LLC, a Utah limited liability company**

**GRANTEE(S)** of Park City, 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 **Weber** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 21-126-0001, 21-126-0002, 21-126-0003, 21-126-0006, 21-126-0007, 21-126-0008,  
21-126-0011, 21-126-0012, 21-130-0001, 21-130-0002, 21-130-0003, 21-130-0004,  
21-130-0005, 21-130-0006, 21-130-0007, 21-001-0014, 21-001-0015 and 23-012-0022 (for  
reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 7-15-16

\_\_\_\_\_  
Timothy Patrick Charlwood

STATE OF UTAH

COUNTY OF **SALT LAKE**

The foregoing instrument was acknowledged before me this 15 day of July, 2016 by Timothy Patrick Charlwood

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



**File No. 85677-ZF**

**EXHIBIT A**

Lots 1, 2, 3, 6 and Private Roadways within THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah.

Lots 4, 5, 7 and 8 within THE SANCTUARY FIRST AMENDMENT SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah.

Lots 4 and 5 (the same being the East half of the Northeast quarter) of Section 4, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

The Northwest quarter of Section 3, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

The Southwest quarter of Section 34, Township 7 North, Range 2 East, Salt Lake Base and Meridian.

ALL OF THE ABOVE DESCRIBED PROPERTY IS TOGETHER WITH a perpetual easement for ingress, egress and utilities over and across the existing 50' private road as more particularly described and conveyed in that certain Right of Way and Easement recorded January 14, 1998 as Entry No. 1515370 in Book 1901 at Page 2685, and in that certain Easement Agreement and Declaration of Covenants recorded September 23, 2004 as Entry No. 2058175 of official records.