

After Recording Return to:
Kenneth G. Adams
3480 S. Highway 66
Morgan, UT 84050

Ent 139066 Bk 329 Pg 900
Date: 17-AUG-2016 12:38:58PM
Fee: \$30.00 Check
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: ADAMS KENNTHE G

AGREEMENT AND CROSS-CONVEYANCE

THIS AGREEMENT OF INTERESTS AND CROSS-CONVEYANCE (this "Agreement") is dated as of August 16, 2016, but shall be effective as of January 1, 2016 (the "Effective Date"), and is entered into by Lazy H Ranch, LLC, a Utah limited liability company, whose address is 4571 S. Holladay Blvd., Salt Lake City, Utah 84117 ("LHR") and Kenneth G. Adams and Marie E. Adams, as Trustees of the Ken and Marie Adams Family Living Trust, whose address is 3480 S. Highway 66, Morgan, Utah 84050 ("Adams") in connection with the following facts:

A. LHR is the owner of certain real property located in Morgan County, Utah as more fully described on **Exhibit A** (the "LHR Parcel") and Adams is the owner of certain real property located in Morgan County, Utah as more fully described on **Exhibit B** (the "Adams Parcel"). A plat depicting the location of the LHR Parcel and the Adams Parcel is attached as **Exhibit C**.

B. LHR desires to quitclaim all of its right, title, and interest in the LHR Parcel to Adams and Adams desires to grant an easement across the Adams Parcel to LHR.

Now therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignment of LHR Parcel. LHR hereby quitclaims and assigns without warranty either expressed or implied to Adams all of its right, title, and interest in the LHR Parcel and Adams hereby accepts such assignment.

2. Grant of Easement Across Adams Parcel. Adams hereby grants to LHR a non-exclusive easement on or across the Adams Parcel for ingress and egress and for any other purpose necessary for the use described under Paragraph 3 below and LHR hereby accepts such grant of easement.

3. Use of Adams Parcel. LHR intends to use the easement granted herein to connect two non-contiguous parcel of land owned by LHR for its hunting, agricultural, and future development operations. Adams hereby agrees to cooperate with LHR, including executing and delivering other instruments of conveyance or make assurances to third parties, to ensure that LHR has all rights necessary or convenient on the Adams Parcel for its intended use.

4. Taxes. Adams agrees to be solely responsible for and shall pay all taxes assessed against the LHR Parcel for the year 2016.

5. Successors and Assigns. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.

Exhibit A

LHR Parcel

A parcel of land located in Lots 18, 19, 21, 22 and 23 of Section 6, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, described as follows:

BEGINNING at a point on the west line of Section 6, Township 2 North, Range 3 East, Salt Lake Base and Meridian North 00°08'24" West 518.98 feet from the Southwest Corner of said Section 6, and thence along said line North 00°08'24" West 209.07 feet; thence North 80°14'35" East 154.49 feet; thence North 76°05'37" East 355.99 feet; thence North 86°23'17" East 203.16 feet; thence North 87°24'17" East 259.92 feet; thence North 84°14'57" East 263.50 feet; thence North 83°46'11" East 390.71 feet; thence North 76°38'29" East 356.43 feet; thence North 52°04'46" East 294.81 feet; thence North 69°43'22" East 253.03 feet; thence North 06°09'00" East 7.45 feet; thence South 89°52'21" East 223.53 feet; thence North 45°12'58" East 34.95 feet; thence North 89°07'16" East 60.55 feet; thence North 03°11'05" West 80.79 feet thence North 76°28'23" East 39.61 feet; thence North 79°27'06" East 75.33 feet; thence North 71°55'39" East 60.73 feet; thence South 80°45'18" East 59.04 feet; thence South 79°19'44" East 54.84 feet ; thence South 72°03'27" East 108.67 feet; thence South 75°21'23" West 280.11 feet; thence North 89°30'36" West 88.38 feet; thence South 48°43'06" West 11.47 feet; thence South 60°41'45" West 14.34 feet; thence South 62°16'09" West 664.56 feet; thence South 71°52'50" West 1212.24 feet; thence South 85°07'43" West 584.55 feet; thence South 83°33'51" West 417.34 feet to the POINT OF BEGINNING. Said parcel contains 518,758 square feet or 11.91 acres, more or less.

Exhibit B

Adams Parcel

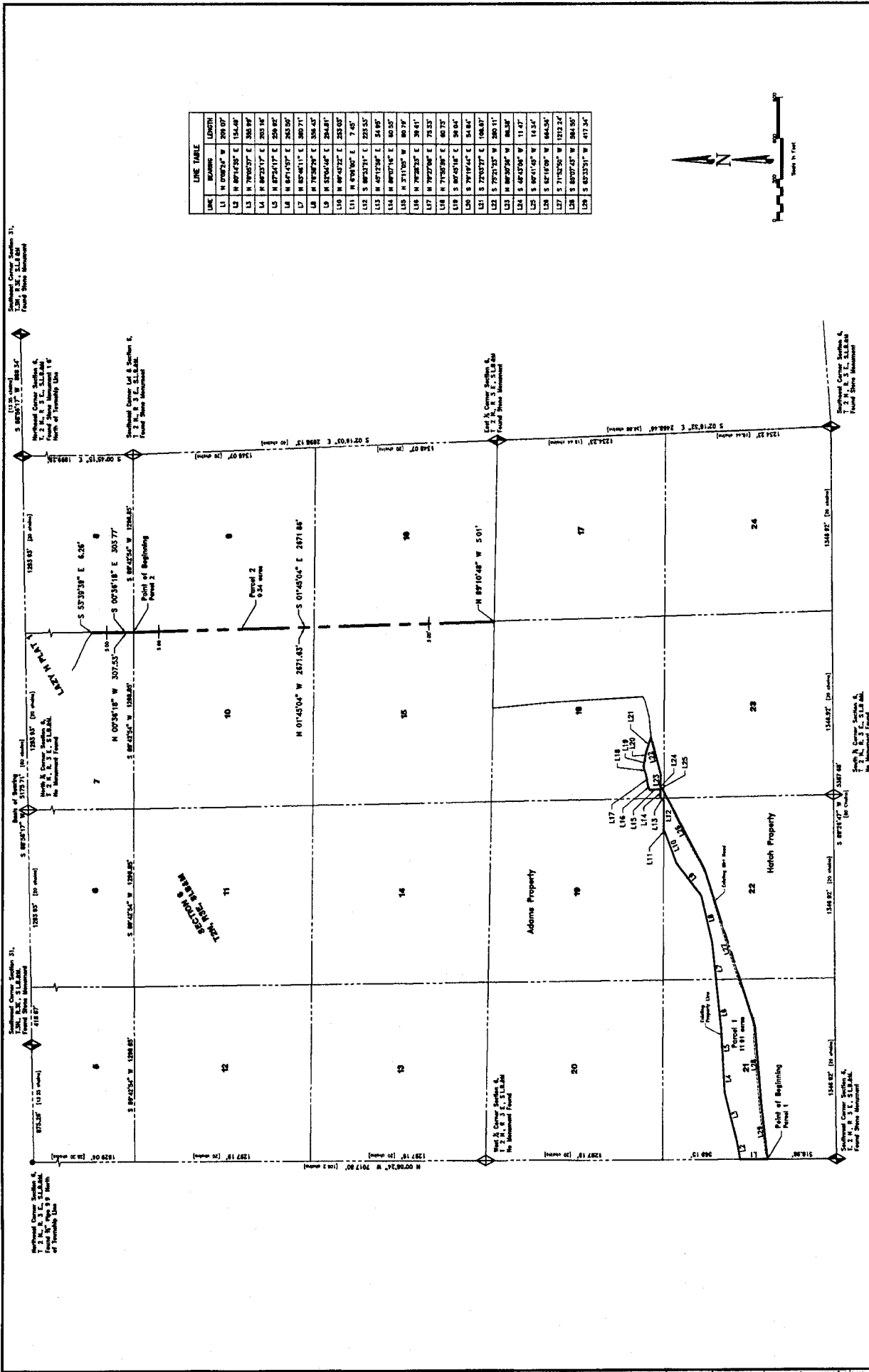
A parcel of land located in the Northeast Quarter of Section 6, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, described as follows:

BEGINNING at the Northeast corner of Lot 10, of said Section 6, said point being South 89°42'54" West 1298.85 feet from found stone monument marking the Southeast Corner of Lot 8 of said Section 6, and thence running South 01°45'04" East 2671.86 feet along the east line of Lot 10 and Lot 15 of said Section 6 to the Southwest Corner of said Lot 15; thence North 89°10'48" West 5.01 feet along the south line of said Lot 15; thence parallel to the east line of said Lot 15 and Lot 10 North 01°45'04" West 2671.63 feet to the south line of Lot 7 of said Section 6; thence North 00°36'19" West 307.63 feet paralleling the east line of said Lot 7 to the south line of Parcel No. 01-002-059-02-1 owned by Lazy H Ranch, LLC; thence South 53°39'39" East 6.26 feet along the south line of said parcel to the east line of said Lot 7; thence South 00°36'18" East 303.77 feet along the east line of said Lot 7 to the POINT OF BEGINNING. Said parcel contains 14887 square feet or 0.34 acres, more or less.

Exhibit C

Plat Depicting LHR Parcel and Adams Parcel

[attached]



LINE NUMBER	BEARING	DISTANCE
L1	N 00°54'18" W	209.07'
L2	N 00°54'18" E	154.48'
L3	N 78°23'37" E	305.89'
L4	N 80°23'17" E	303.94'
L5	N 87°41'17" E	209.82'
L6	N 87°41'17" E	203.53'
L7	N 87°41'17" E	203.53'
L8	N 78°23'37" E	306.45'
L9	N 87°41'17" E	204.81'
L10	N 87°41'17" E	203.03'
L11	N 01°45'04" E	287.48'
L12	N 01°45'04" E	287.48'
L13	S 01°45'04" E	287.48'
L14	N 01°45'04" E	287.48'
L15	N 01°45'04" E	287.48'
L16	N 01°45'04" E	287.48'
L17	N 01°45'04" E	287.48'
L18	N 01°45'04" E	287.48'
L19	N 01°45'04" E	287.48'
L20	N 01°45'04" E	287.48'
L21	N 01°45'04" E	287.48'
L22	N 01°45'04" E	287.48'
L23	N 01°45'04" E	287.48'
L24	N 01°45'04" E	287.48'
L25	N 01°45'04" E	287.48'
L26	N 01°45'04" E	287.48'
L27	N 01°45'04" E	287.48'
L28	N 01°45'04" E	287.48'

DATE: 10/15/15	COMPILED BY: JLS	PROJECT NO.: 824-13
DRAWN BY: JLS	DATE: 10/15/15	SHEET NO.: 1 of 1
APPROVED BY: JLS	DATE: 10/15/15	SCALE: AS SHOWN
FLOYD HATCH HATCH / ADAMS PROPERTY BOUNDARY EXCHANGE EXHIBIT		
EAST CANYON, MORGAN COUNTY, UTAH		
DOMINION Engineering Associates, L.C. 1000 South Green Street Murray, Utah 84202 (801) 733-2000		

Northwest Corner Station 5
1, 2, N, R, 3 E, S1/4, S1/4
Found 3' 7" 5/8" North
of Cornering Line

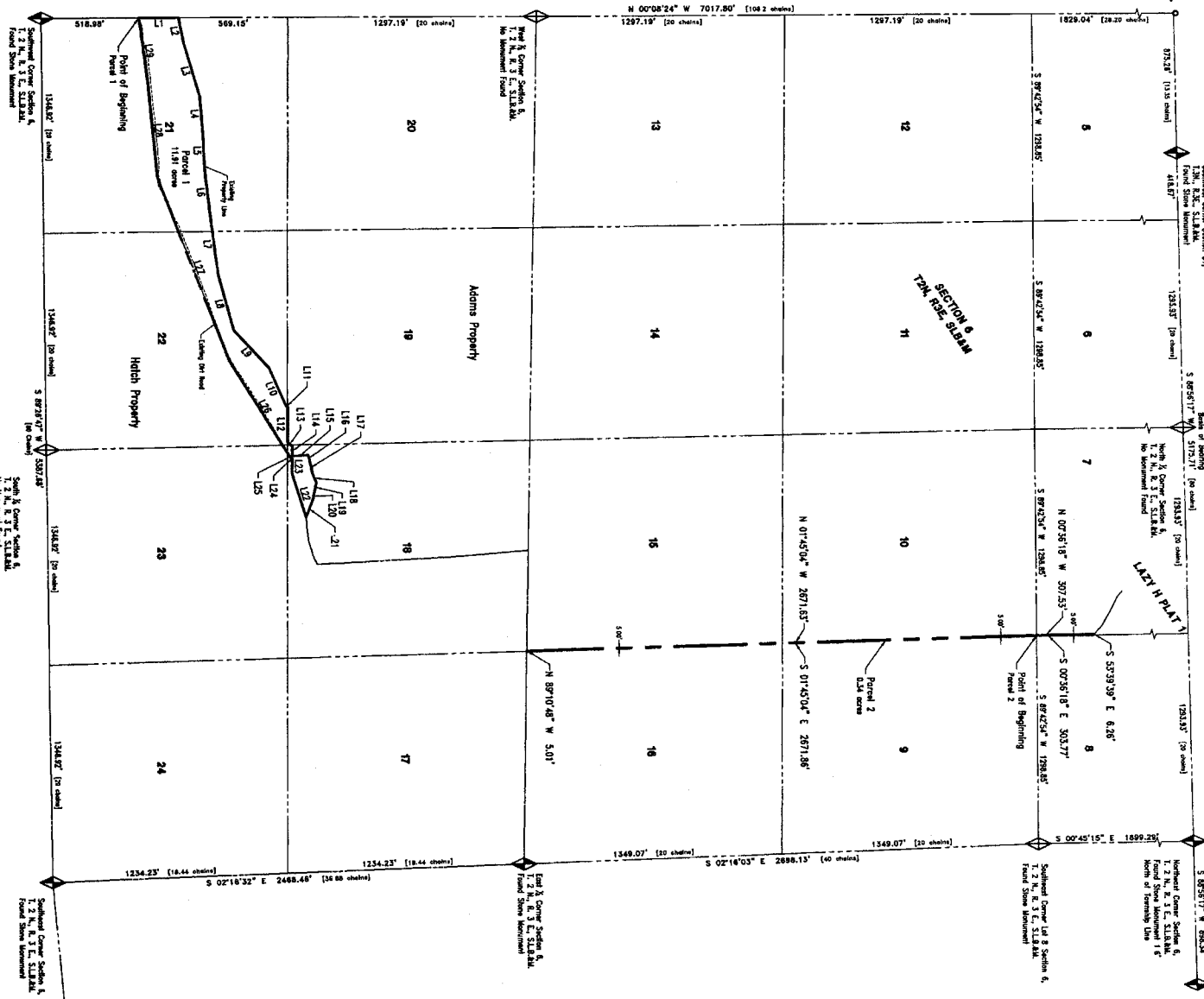
Southwest Corner Station 51
1, 2, N, R, 3 E, S1/4, S1/4
Found 3' 7" 5/8" North
of Cornering Line

Point of Beginning
1, 2, N, R, 3 E, S1/4, S1/4
No Monument Found

Northwest Corner Station 6
1, 2, N, R, 3 E, S1/4, S1/4
Found 3' 7" 5/8" North
of Cornering Line

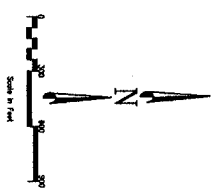
Southwest Corner Station 6
1, 2, N, R, 3 E, S1/4, S1/4
Found 3' 7" 5/8" North
of Cornering Line

Northwest Corner Station 6
1, 2, N, R, 3 E, S1/4, S1/4
Found 3' 7" 5/8" North
of Cornering Line



LINE TABLE

LINE	BEARING	LENGTH
1	N 89°10'48" W	208.07'
2	N 89°14'55" E	194.48'
3	N 79°50'37" E	355.39'
4	N 82°31'17" E	203.16'
5	N 87°24'17" E	259.32'
6	N 84°14'57" E	243.30'
7	N 82°04'11" E	308.27'
8	N 79°08'39" E	538.45'
9	N 32°04'48" E	234.41'
10	N 82°02'37" E	223.51'
11	N 87°08'00" E	7.45'
12	N 82°23'42" E	223.51'
13	N 87°11'38" E	24.86'
14	N 89°10'48" E	84.55'
15	N 31°11'05" W	80.29'
16	N 79°08'39" E	38.81'
17	N 72°27'04" E	73.53'
18	N 71°07'59" E	80.25'
19	S 89°10'48" E	5.01'
20	S 79°19'44" E	34.64'
21	S 77°02'37" E	108.47'
22	S 73°12'32" W	208.11'
23	N 89°10'48" W	84.55'
24	S 42°11'05" W	114.67'
25	S 89°10'48" W	14.54'
26	S 42°11'05" W	114.67'
27	S 71°07'59" W	1212.24'
28	S 89°10'48" W	84.55'
29	S 82°31'17" W	417.34'



DATE	DATE	DATE
1/15	1/15	1/15
APPROVED	DATE	DATE

FLOYD HATCH
EAST CANYON, MORGAN COUNTY, UTAH



HATCH / ADAMS PROPERTY
BOUNDARY EXCHANGE EXHIBIT

NO.	DESCRIPTION	DATE
1	ADAMS PROPERTY	1/15
2	HATCH PROPERTY	1/15
3	ADAMS PROPERTY	1/15
4	HATCH PROPERTY	1/15
5	ADAMS PROPERTY	1/15
6	HATCH PROPERTY	1/15
7	ADAMS PROPERTY	1/15
8	HATCH PROPERTY	1/15
9	ADAMS PROPERTY	1/15
10	HATCH PROPERTY	1/15