

E 143520 B 340 P 1403  
Date 18-Dec-2017 04:19PM  
Fee: \$20.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: HOLLAND & HART LLP - SLC  
Recorded Electronically by Simplifile

After Recording Return to:  
David B. Hatch, Esq.  
Holland & Hart, LLP  
222 South Main St., Ste. 2200  
Salt Lake City, UT 84101

### QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Lazy H Ranch, LLC**, whose address is 4543 S. Holladay Blvd., Salt Lake City, UT 84117, as Grantor, does hereby quitclaim to **LHR Lodge, LLC**, whose address is 4543 S. Holladay Blvd., Salt Lake City, UT 84117, as Grantee, certain real property located in Morgan County, Utah, which is the same as Parcel No. 3 in that certain Quitclaim Deed recorded on December 5, 2017 as Entry No. 143412 in Book 340, Page 801.

A parcel of land located in Lots 4, 5, 12, 13, 20 and 21 of Section 5, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, BEGINNING at the Southwest Corner of said Section 5 and thence along the west line of said Section 5, North 02°16'32" West 2468.46 feet to the Southwest Corner of Lot 13 of said Section 5; thence continuing along said west line North 02°16'03" West 2698.13 feet to the Southwest Corner of Lot 5 of said Section 5; thence continuing along said west line North 00°45'15" West 1438.28 feet to the south line of State Road 66; thence along said line the following ten courses: 1) South 44°00'14" East 268.30 feet, 2) South 45°59'46" West 27.00 feet to a point on the arc of a 617.04 foot non-tangent curve to the right, 3) Southeasterly 295.00 feet along the arc of said curve through a central angle of 27°23'34" and a long chord of South 30°18'27" East 292.20 feet, 4) South 16°36'40" East 99.46 feet, 5) North 73°23'20" East 27.00 feet to a point on the arc of a 583.00 foot non-tangent curve to the left, 6) Southeasterly 471.67 feet along the arc of said curve through a central angle of 46°21'15" and a long chord of South 39°47'17" East 458.91 feet, 7) South 62°57'55" East 134.53 feet to a point of tangency of a 1357.17 foot radius curve to the right, 8) Southeasterly 154.00 feet along the arc of said curve through a central angle of 06°30'05" and a long chord of South 59°42'52" East 153.92 feet, 9) South 33°32'10" West 22.00 feet to a point on the arc of a 1335.17 foot non-tangent curve to the right and 10) Southeasterly 151.33 feet along the arc of said curve through a central angle of 06°29'38" and a long chord of South 53°13'01" East 151.25 feet; thence South 31°48'32" West 472.97 feet; thence South 01°51'49" East 4993.77 feet to the south line of said Section 5; thence along said line South 85°32'04" West 715.71 feet to the Southwest Corner of said Section 5, which is the POINT OF BEGINNING, containing 103.83 acres;

PLUS, Lot 17 and the north twenty acres of Lot 24, both in Section 6, Township 2 North, Range 3 East, Salt Lake Base and Meridian, Morgan County, Utah, containing 56.59 acres.

Cont. a total of 160.42 acres, more or less. Parcel No. \_\_\_\_\_; Serial No. \_\_\_\_\_

Reserving unto Grantor a perpetual easement for ingress and egress on the existing private road over and across the above described land, connecting Highway 66 with Grantor's road located in the bottom of Sheep Canyon, as roughly indicated on the plat attached as Exhibit A.

[Signatures on the following page]

Executed as of the date set forth in the acknowledgment below.

LAZY H RANCH, LLC, a Utah limited liability company

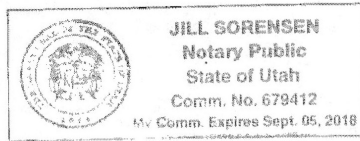
Carol L. Hatch  
By Carol L. Hatch, Manager

David B. Hatch  
By David B. Hatch, Manager

**ACKNOWLEDGMENTS**

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

The foregoing Quitclaim Deed was acknowledged before me this 18<sup>th</sup> day of December, 2017, by Carol L. Hatch, Manager of Lazy H Ranch, LLC.

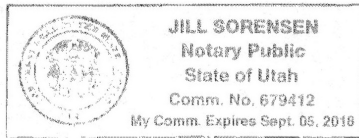


Jill Sorensen  
Notary Public

Residing at: 5551 S Noz Perce  
SLC, UT 84118

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

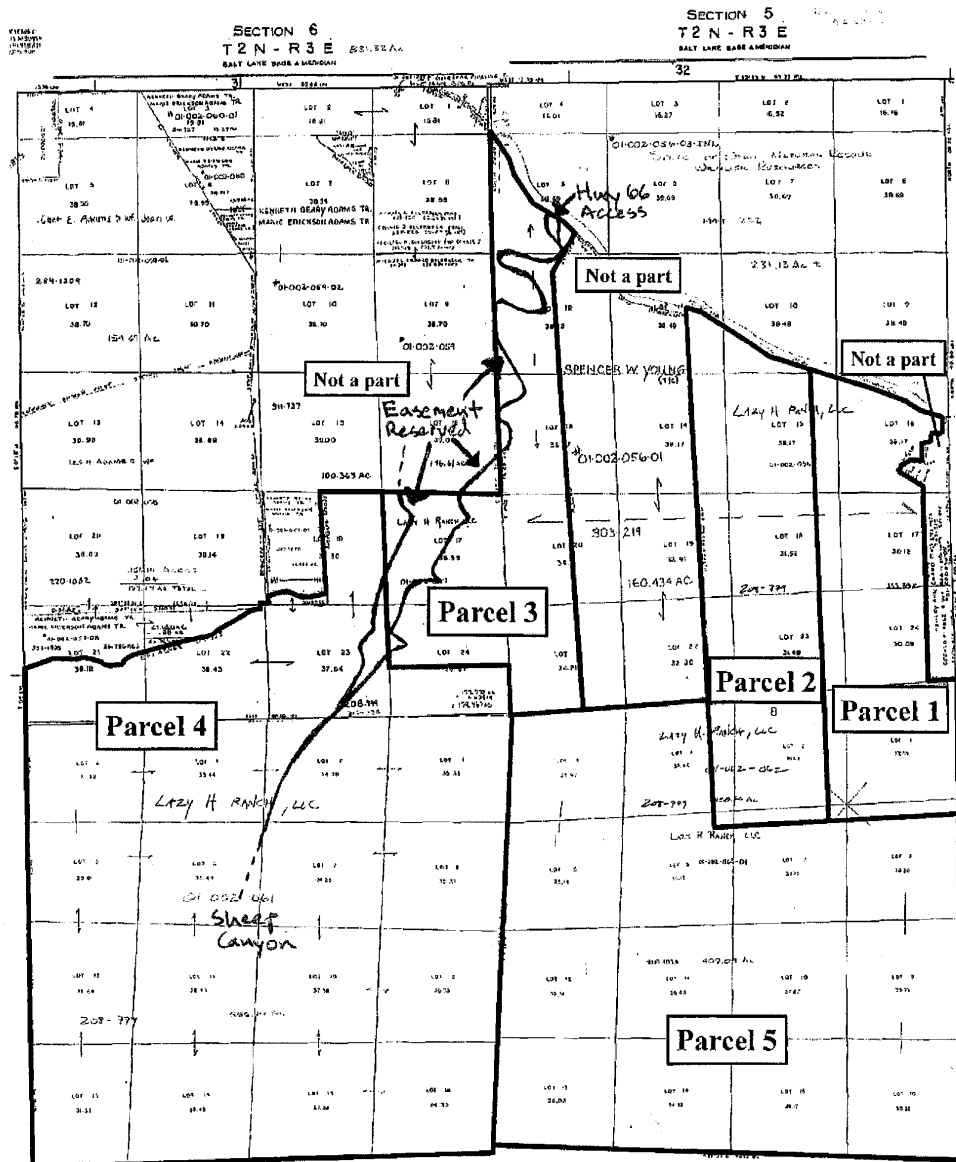
The foregoing Quitclaim Deed was acknowledged before me this 18<sup>th</sup> day of December, 2017, by David B. Hatch, Manager of Lazy H Ranch, LLC.



Jill Sorensen  
Notary Public

Residing at: 5551 S Noz Perce  
SLC, UT 84118

# Exhibit A Plat



F 143412 R 340 P 807  
E 143520 B 340 P 1405