



\*W2913767\*

When recorded, return to:  
Broadmouth Investments, LLC  
560 North 150 East  
Farmington, UT 84025

EH 2913767 PG 1 OF 1  
LEANN H KILTS, WEBER COUNTY RECORDER  
06-APR-18 913 AM FEE \$13.00 DEP TN  
REC FOR: REEVE LAW GROUP

**QUIT-CLAIM DEED**

For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is herewith acknowledged, EDEN HEIGHTS II, LLC, a Utah limited liability company, Grantor, does herewith bargain, sell, transfer, set over, convey, and quit-claim to BROADMOUTH INVESTMENTS, LLC, a Utah limited liability company, Grantee, all of its right, title, and interest in and to that certain real property located in the County of Weber, State of Utah, more particularly described as follows, to wit:

Part of Section 15, T.7N. R.1E., SLB&M, U.S. Survey, beginning at the northeast corner of Section 15 and running thence West along the north line of Section 15, 2137.68 feet, more or less, to the east line of the property deeded to Eden Heights, LLC (22-006-0027), thence south along said east line 3176.84 feet, more or less, to a point intersecting the north line of a county road (22-006-0012), thence in a northeasterly direction along said north line of road to the east line of said Section 15, thence north along the east line of said section 862.04 feet, more or less, to the point of beginning, less and excepting therefrom the following: all of the Snowflake Subdivision Phase 3, Open Space, Weber County, Utah. Containing 97.0 acres, more or less. Parcel No. 22-006-0022.

IN WITNESS WHEREOF, Grantor has caused this quitclaim deed to be executed as the legal and binding act of the Grantor.

DATED this 20<sup>th</sup> day of March, 2018.

EDEN HEIGHTS II, LLC

By   
Edward F. Bates, Manager

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

On the 20 day of March, 2018, personally appeared before me EDWARD F. BATES, who, having adequately identified himself to me, duly acknowledged to me that he is the Manager of Eden Heights II, LLC, a Utah limited liability company, and that he executed the foregoing document as the valid and binding act of the Company for the purposes therein stated.

Notary Seal



  
Notary Public