



W2964038

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

EH 2964038 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
04-FEB-19 252 PM FEE \$13.00 DEP JKC
REC FOR: REEVE LAW GROUP

CORRECTED 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:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 88°07'25" WEST ALONG THE SECTION LINE (RECORD NORTH 88°07'05" WEST), A DISTANCE OF 2654.01 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89°13'05" WEST ALONG THE SECTION LINE 156.86 FEET TO THE SOUTHEAST CORNER OF THE SNOWFLAKE SUBDIVISION NO. 2 AS RECORDED WITH ENTRY NO. 1342554 IN BOOK 39 AT PAGE 79 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SNOWFLAKE SUBDIVISION NO. 2 THE FOLLOWING NINE (9) COURSES: THENCE NORTH 33°21'37" EAST 448.00 FEET; THENCE NORTH 28°47'14" EAST 212.18 FEET; THENCE NORTH 07°18'56" EAST 174.75 FEET; THENCE NORTH 01°02'19" EAST 93.65 FEET; THENCE NORTH 43°57'41" WEST 91.06 FEET; THENCE NORTH 46°02'19" EAST 60.00 FEET TO A POINT ON A 271.42 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 16.70 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°31'28" (WHICH LONG CHORD BEARS NORTH 45°43'23" WEST 16.70 FEET); THENCE NORTH 17°29'55" EAST 205.94 FEET; THENCE NORTH 00°35'18" EAST 175.36 FEET TO THE SOUTH LINE OF COTTONWOOD CREEK SUBDIVISION AS RECORDED WITH ENTRY NO. 2488394 IN BOOK 71 AT PAGE 48 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID COTTONWOOD CREEK SUBDIVISION THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 88°07'09" EAST (RECORD=SOUTH 88°08'07" EAST) 1086.82 FEET TO A FOUND ¾" REBAR; THENCE NORTH 00°26'45" EAST (RECORD=NORTH 00°24'29" EAST) 662.47 FEET; THENCE NORTH 88°13'53" WEST (RECORD=NORTH 88°12'39" WEST) 1068.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF POWDER MOUNTAIN ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: THENCE NORTHEASTERLY 122.33 FEET ALONG THE ARC OF A 10,870.94 FOOT RADIUS CURVE TO THE RIGHT

THROUGH A CENTRAL ANGLE OF 00°38'41" (WHICH LONG CHORD BEARS NORTH 42°24'59" EAST 122.33 FEET); THENCE NORTH 45°15'31" EAST 242.89 FEET; THENCE NORTH 3032.47 FEET TO THE NORTH LINE OF SAID SECTION 15; THENCE SOUTH 88°36'40" EAST ALONG SAID NORTH LINE 2162.87 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00°20'13" WEST ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 2643.61 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°26'00" WEST ALONG SAID EAST LINE 2656.86 FEET TO THE POINT OF BEGINNING. CONTAINS 11,373,432 SQ/FT OR 261.10 ACRES

LESS AND EXCEPTING THEREFROM THE FOLLOWING: ALL OF THE SNOWFLAKE SUBDIVISION PHASE 3, OPEN SPACE, WEBER COUNTY, UTAH.

Tax Id. No. 22-006-0022 and a portion of Tax Id. No. 22-006-0037.

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

DATED this 1st day of February, 2019.

EDEN HEIGHTS II, LLC

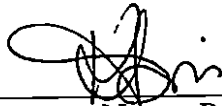
By 
Edward F. Bates, Manager

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

On the 1st day of February, 2019, 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