

Mail Recorded Deed and Tax Notice To:  
Horan Family Trust, dated February 27, 2017  
520 S. 850 E, Ste A300  
Lehi, UT 84043



File No.: 113007-DMP

---

## WARRANTY DEED

Bruce M. Hoggard and Terree Hoggard, as Trustees, or their Successors in Trust as Trustees, of the Hoggard Family Revocable Trust, dated February 15, 2012

**GRANTOR(S)** of American Fork, State of Utah, hereby Conveys and Warrants to

Michael B. Horan, Trustee of the Horan Family Trust, dated February 27, 2017

**GRANTEE(S)** of Lehi, 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 **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 13-040-0065, 13-040-0066 and 13-<sup>041</sup>~~040~~-0091 (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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 20th day of December, 2019.

Hoggard Family Revocable Trust, dated  
February 15, 2012

BY: *Bruce M. Hoggard*  
Bruce M. Hoggard  
Trustee

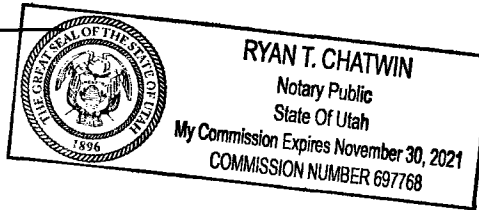
BY: *Terree Hoggard*  
Terree Hoggard  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the ~~21st~~ <sup>20th</sup> day of *Dec*, 2019, personally appeared before me Bruce M. Hoggard and Terree Hoggard, Trustee(s) of Hoggard Family Revocable Trust, dated February 15, 2012, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

*[Signature]*  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning at a point at the centerline of an existing ditch said point being North 89°59'22" East 1,770.00 feet along the section line and North 373.65 feet from the West quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 88°29'26" East 23.17 feet; thence South 01°17'37" West 1.45 feet; thence South 00°46'31" West 350.26 feet; thence East 336.00 feet to an existing fence line; thence South 00°57'14" West 72.13 feet along said fence line to the North line of 350 South Street; thence North 89°23'31" West 355.30 feet along the North line of said 350 South Street to the centerline of an existing ditch; thence North 00°17'05" East 419.43 feet along the centerline of said ditch to the point of beginning.

**PARCEL 2:**

Beginning at the intersection of the South line of 350 South Street and an existing fence line said point being North 89°59'22" East 2,121.63 feet along the section line and South 138.89 feet from the West quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°57'14" West 600.01 feet along said fence; thence West 352.63 feet to the centerline of an existing ditch; thence North 00°46'16" East 603.74 feet along the centerline of said ditch to the South line of 350 South Street; thence South 89°23'31" East 354.51 feet along the South line of said 350 South Street to the point of beginning.

**PARCEL 3:**

Beginning at a point that is located on the South right of way line of 7750 North Street and a "Boundary Line Agreement" dated October 3, 1994, recorded in Book 3542 at Page 469 on file within the official records of the Utah County Recorder's office, Utah. Said point lies North 89°53'31" West along the section line (Basis of Bearing) 881.44 feet and South 1,617.36 feet from the North quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian and thence running South 89°21'09" East a distance of 22.00 feet; thence South 01°17'37" West a distance of 680.79 feet; thence South 88°27'20" West a distance of 22.03 feet; thence North 01°17'37" East along said "Boundary Line Agreement" a distance of 681.63 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land situate in the Northwest quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°10'41" West 1,616.29 feet along the West section line and South 89°49'19" East 1,779.51 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°21'09" East 25.71 feet; thence South 01°17'37" West 15.38 feet; thence North 89°08'40" West 25.60 feet; thence North 00°52'49" East 15.28 feet to the point of beginning.



ENT 107756:2019 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Oct 18 4:08 pm FEE 40.00 BY MA  
RECORDED FOR WHITE HORSE DEVELOPERS

Mail Recorded Deed and Tax Notice To:  
Michael B. Horan,  
520 South 850 East, Ste A300  
Lehi, UT 84003



**COTTONWOOD  
TITLE**

File No.: 109519-DMP

**QUIT CLAIM DEED**  
(CONSOLIDATION)

**Michael B. Horan, Trustee of the Horan Family Trust, dated February 27, 2017**  
**GRANTOR(S)** of Highland, State of Utah, hereby Quit-claims to  
**Michael B. Horan, Trustee of the Horan Family Trust, dated February 27, 2017**

**GRANTEE(S)** of Lehi, 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 **Utah** County, State of Utah:

Beginning at a point at the centerline of an existing ditch said point being South 00°03'25" West 738.14 feet along the Section line and East 1,759.82 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running; thence East 352.63 feet to an existing fence line; thence South 1°03'27" West 186.19 feet along said fence line; thence South 0°42'25" West 394.38 feet along said fence line; thence South 2°32'00" West 104.89 feet along said fence line to the north line of the B. K. Penrod Subdivision Plat A; thence North 89°16'08" West 352.06 along and beyond the north line of said B. K. Penrod Subdivision Plat A to the centerline of an existing ditch; thence North 1°14'03" East 324.83 along the centerline of said ditch; thence North 0°58'23" East 157.02 feet along the centerline of said ditch; thence North 0°46'16" East 199.08 feet along the centerline of said ditch to the point of beginning.


**TAX ID NO.:** 13-040-0010 and 13-040-0052 (for reference purposes only)

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

NOTE: This deed is given for the purpose of combining the subject property under one Utah County Parcel Number

Dated this 16 day of ~~September~~<sup>OCTOBER</sup>, 2019.

The Horan Family Trust, dated February 27, 2017

BY:   
Name: Michael B. Horan  
Title: Trustee

File No. 109519-DMP

STATE OF UTAH

COUNTY OF UTAH

On the 16 day of ~~September~~<sup>October</sup>, 2019, personally appeared before me Michael B. Horan, Trustee(s) of the Horan Family Trust, dated February 27, 2017, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Tiffany S. Mace  
Notary Public

