



\*W2736977\*

E# 2736977 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
21-May-15 0430 PM FEE \$12.00 DEP SY  
REC FOR: STEWART TITLE INSURANCE AGENCY OF  
ELECTRONICALLY RECORDED  
Space above this line for Recorder's use

When Recorded Mail To:  
Pine Canyon Investment Properties  
P.O. Box 980  
Farmington, Utah 84025

Tax ID No. 22-023-0150

### Warranty Deed

Wolf River Ranch, LLC, GRANTOR(S)

hereby CONVEYS AND WARRANTS TO

Pine Canyon Investment Properties, LLC, GRANTEE(S)

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Weber County, State of Utah, to-wit:

See attached Exhibit "A"  
Legal Description  
Made a part hereof

**SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.**

WITNESS the hand of said Grantor(s) this 21 day of May, 2015.

Wolf River Ranch, LLC

Dee Staples

Dee Staples  
Its: Managing Member

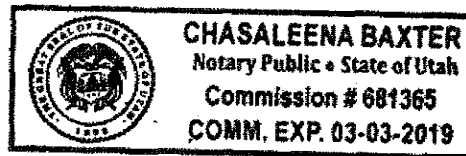
ACCOMMODATION RECORDING ONLY.  
BONNEVILLE SUPERIOR TITLE COMPANY MAKES NO  
REPRESENTATION AS TO CONDITION OF TITLE,  
NOR DOES IT ASSUME ANY RESPONSIBILITY  
FOR VALIDITY, SUFFICIENCY OR EFFECTS  
OF DOCUMENT

State of Utah  
County of Davis

On this 21 day of May 2015 personally appeared before me, the undersigned Notary Public, personally appeared Dee Staples, the Managing Member of Wolf River Ranch, LLC, personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Chasaleena Baxter  
Notary Public

My commission expires: 03/03/2019



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 20 CHAINS NORTH AND 300 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 29; RUNNING THENCE EAST 899 FEET, THENCE NORTH 4048'24" EAST 1324.66 FEET, THENCE NORTH 83D30' WEST 496.84 FEET, THENCE NORTH 8D37' EAST 931.09 FEET, THENCE NORTH 83D30' WEST 178 FEET; THENCE NORTH 8D37' EAST 244.72 FEET; THENCE SOUTH 83D30' EAST 178 FEET; THENCE NORTH 8D37' EAST 32.97 FEET TO CENTER OF ROAD; THENCE NORTH 83D30' WEST ALONG CENTER OF ROAD TO A POINT 12.12 CHAINS SOUTH 89D35' EAST AND SOUTH 17D10' WEST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 17D10' WEST 1452 FEET; THENCE SOUTH 670 FEET; THENCE EAST 276.25 FEET; THENCE SOUTH 688 FEET TO BEGINNING, EXCEPT: PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING 20 CHAINS NORTH AND 809.00 FEET EAST AND 20 CHAINS NORTH AND 1274.17 FEET, MORE OR LESS, NORTH 8D37' EAST TO THE SOUTHERLY LINE OF ROAD, AND 388.00 FEET NORTH 83D30' WEST ALONG THE SOUTHERLY LINE OF ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 29, RUNNING THENCE NORTH 83D30' WEST ALONG THE SOUTHERLY LINE OF THE ROAD 154.49 FEET, MORE OR LESS, TO A POINT 17.63 FEET SOUTH 83D30' EAST OF THE EASTERLY LINE OF A 24.75 FOOT STRIP OF LAND OWNED BY THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS; THENCE SOUTH 17D10' WEST BEING 17.63 FEET DISTANT PARALLEL TO THE EAST LINE OF SAID 24.75 FOOT STRIP, 240.00 FEET, THENCE SOUTH 72D42' EAST TO A POINT SOUTH 8D37' WEST OF BEGINNING, THENCE NORTH 8D37' EAST TO THE POINT OF BEGINNING, EXCEPTING THEREFROM: PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES NORTH 0D13'10" WEST 145.32 FEET AND NORTH 89D46'50" EAST 78.76 FEET FROM THE WEST QUARTER CORNER OF SECTION 29, THENCE NORTH 17D03'24" EAST 55.00 FEET, THENCE SOUTH 72D56'36" EAST 25.00 FEET, THENCE SOUTH 17D03'24" WEST 55.00 FEET, THENCE NORTH 72D58'36" WEST 25.00 FEET TO THE POINT OF BEGINNING

Serial Number: 22-023-0150 *SPB*