

**ENTRY NO. 01174801**

10/06/2021 12:14:45 PM B: 2697 P: 1769

Quit Claim Deed PAGE 1/2  
RHONDA FRANCIS, SUMMIT COUNTY RECORDER  
FEE 40.00 BY SCOTT BATES



When Recorded Mail to and Mail Tax Notices To:  
Deer Meadows Ranch, LLC  
c/o Steve and Jana Smith  
48 West Broadway Suite 2502  
Salt Lake City, Utah 84101

Affecting Tax Parcel Nos. OT-3-B-LLA-C; OT-3-B-LLA-D; and OT-255-3-AG

### QUITCLAIM DEED

DEER MEADOWS RANCH, LLC, a Utah limited liability company, Grantor, hereby CONVEYS to, DEER MEADOWS RANCH, LLC, a Utah limited liability company for the sum of \$40.00 dollars and other good and valuable consideration, the land in Summit County, Utah, described as follows:

Reconfigured Parcel OT-3-B-LLA-D

A tract of Land being part of the Northeast 1/4 of Section 21, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89° 31' 24" East 1591.74 feet along the Section Line and South 1454.78 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M and running thence North 78°55'21" East 397.24 feet; thence South 17°58'27" East 209.28 feet; thence North 79°20'47" East 281.52 feet; thence South 09°25'46" East 92.19 feet more or less to Parcel OT-257; the next (4) courses are along said Parcel, thence South 42°49'38" West 198.41 feet; thence South 44°40'13" West 90.59 feet; thence South 45°53'44" West 73.23 feet; thence South 45°53'44" West 337.27 feet; thence North 21°50'56" West 667.03 feet; thence North 06° 54' 45" West 38.43 feet to the POINT OF BEGINNING; said described tract containing 6.34 Acres, more or less

AND TOGETHER WITH the following Right of Way its CENTERLINE BEING DESCRIBED AS FOLLOWS:

A Right of Way being part of Section 16 and 21 of Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89° 31' 24" East 1034.33 feet along the Section Line and North 1462.78 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M (said point being on the edge of Weber Canyon Road) and running thence South 30°17'39" East 109.01 feet; thence South 54°46'22" East 126.42 feet; thence South 18°14'40" East 109.45 feet; thence South 11°21'35" East 2032.73 feet; thence 66.73 feet along the arc of a 40.00 foot radius curve to the left, (Long Chord Bears South 59°09'15" East, 59.26 feet); thence North 73°03'06" East 234.68 feet; thence North 67°48'24" East 71.18 feet; thence 20.64 feet along the arc of a 100.00 foot radius curve to the left, (Long Chord Bears North 61°53'41" East, 20.60 feet); thence North 08°54'20" East 13.66 feet to the center of a 50 foot cul-de-sac which is all part of this right of way; thence South 08°20'09" East 40.76 feet; thence South 17°39'31" West 43.97

feet; thence 47.29 feet along the arc of a 80.00 foot curve to the right, (Long Chord Bears North 34°35'31" East, 46.60 feet); thence South 51°31'32" West 123.71 feet; thence 25.72 feet along the arc of a 100.00 foot radius curve to the left, (Long Chord Bears North 44°09'30" East, 25.65 feet); thence South 36°47'29" West 84.34 feet; thence South 32°47'11" East 39.40 feet; thence South 14°48'57" East 36.07 feet; thence South 10°08'20" East 60.56 feet; thence South 06°09'32" East 47.68 feet; thence South 01°28'42" East 60.40 feet; thence South 05°15'57" West 46.84 feet; thence South 03°34'17" West 61.77 feet; thence South 04°12'47" East 50.56 feet; thence South 07°54'27" East 21.14 feet more or less and being thirty feet (30') wide along its entire length to Parcel OT-3-B-LLA-C

The purpose of this Quitclaim Deed is to define the two (2) grandfathered Parcels or lots of record associated with Parcel OT-3-B-LLA-D and Parcel OT-3-B-LLA-C which are being reconfigured by Parcel Boundary Adjustment

AND

The further purpose of this Quitclaim Deed is to eliminate agricultural Parcel OT-255-3-AG which was created pursuant to UCA 10-9a-605 by Grantor's and Grantee's immediate predecessor in interest.

Witness the hand of said Grantor this 5<sup>th</sup> day of October, 2021.

Jana Smith  
DEER MEADOWS RANCH, LLC  
By Jana Smith  
Its: Manager

STATE OF UTAH                    )  
  ) :SS  
COUNTY OF Salt Lake )

On October 5, 2021, personally appeared before me, Jana Smith, who duly acknowledged to me that he had executed this Quitclaim Deed on behalf of DEER MEADOWS RANCH, LLC

Melanie Hale  
NOTARY  
SEAL:

