

Effective Date	Order No.	County
Dec. 13, 2021	153676-MCM	WASATCH

Vesting	Wasatch Back Holdings, LLC (459120)	Vest Matches VTDI: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Legal	Lot 189, THE SPRINGS AT COYOTE RIDGE PHASE 1, according to the official plat thereof, as filed in the office of the Wasatch County Recorder, State of Utah.	Legal Matches VTDI: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Address	, HEBER 84032 1734 North 460 East	Address Matches VTDI: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Property Type	SFR Estate Type: FEE SIMPLE	Homeowners: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N

Exception code	Tax Amount	Year	Parcel No.	Delinquent Taxes Y <input checked="" type="checkbox"/> N
9. TAXXCUR	\$7,147.44	2021	PREVIOUS #00-0021-4371 (COP) 2022: NOT YET ASSIGNED	

No.	Exception	
10.	DISWA003	
11.	MINXMIN	
12.	WATXRIGH	
13.	EASXPLAT	
	NOTICE	217517 (AFFECTS LOTS 187-190)
	EASXREC	259146
	NOTICE	293399
	ASSIGN	411327
14.	AGREE	465988
	ORDIN	484807
15.	ORDIN	478773
16.	AGREE	482580
17.	AGREE	501092
18.	DEV AGREE	512747
19.	CCRCCCR	512748
20.	NOTICE	482588
21.	LIENXMAT	
		(FREE AND CLEAR)

22. BKXBXK Case No. 20-20711

No.	Requirement	Exception
1.	WDRSWD	
2.	RELRMISP	20
3.	HOARHOA	
4.	BANRDIS	22

Judgment Search	J	F	B
WASATCH BACK HOLDINGS, LLC			
Richard Perry	/	/	/

CHAIN NONE SCR PLT

Search Date:	1/7/2022 3:20 PM	By:	<i>Chris</i>
Search Proofed By:			
Type Date:		By:	
Commitment Proofed By:			

ATLAS TITLE
FILE# 30895

Ent 459120 Bk 1241 Pg 78 - 80
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2018 Dec 20 09:17AM Fee: \$19.00 TC
For: Atlas Title - Heber City
ELECTRONICALLY RECORDED

Warranty Deed

Grantor: Bruce Cummings as trustee of The VXC Trust, as revised and restated November 11, 2004

hereby **CONVEY AND WARRANT** to:

Grantee: Wasatch Back Holdings, LLC
Of: *9544 Willow Trail Way, South Jordan, UT 84095*

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within WASATCH County, State of UTAH to wit:

SEE ATTACHED LEGAL DESCRIPTION

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 19th DAY OF December, 2018

) *Bruce Cummings*
) Bruce Cummings as trustee
)

State of Utah)

County of Wasatch) ss

On the 19th OF December, 2018, personally appeared before me, Bruce Cummings as trustee of The VXC Trust, as revised and restated November 11, 2004, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Michael H. Brown
NOTARY PUBLIC



When Recorded return to: Wasatch County Special Service Area No.1
2210 South Highway 40 - P.O. Box 87
Heber City, Utah 84032

00217517 Ek 00436 P3 00182-00182
WASATCH CO RECORDER-ELIZABETH M PARCELL
1999 SEP 02 11:09 AM FEE \$1.00 BY HW
REQUEST: WASATCH COUNTY SPECIAL SERVICE

NOTICE OF INTEREST

Wasatch County Special Service Area No.1 has an unrecorded easement across the following described parcel of real property located in Wasatch County, State of Utah, for the purpose of construction, operation and maintenance of irrigation pipelines and related facilities:

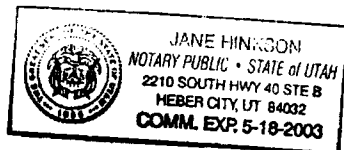
General Legal Description of Property

That certain real property located in S 1/2 of Section 29 Township 3 South, Range 5 East as described in Docket 320, Page 712, Wasatch County Recorders Office. Affects County Assessor Parcel No. OWC-0638-2-029-035.

Following completion of construction, the exact location of the easement across the above-described property will be determined and the appropriate documentation filed with the Wasatch County Recorder's Office.

The easement was granted to Wasatch County Special Service Area No.1 by virtue of an Easement Agreement between the property owner PHIL LIPPINCOTT, RICK & KATHY MODER, and TONI M. GANNON, TRUSTEE of the TONI M. GANNON FAMILY LIVING TRUST, and Wasatch County Special Service Area #1, dated the 1ST day of JUNE, and 10TH day of AUGUST, 1999. A copy of the Easement Agreement is on file at the office of the Special Service Area, located at 2210 South Highway 40, Suite B, Heber City, Utah 84032 and may be inspected at that location during regular business hours.

Signature: Claude R. Hicken Date: 9/1/99
Jane Hinkson



PAGE INDEX () ABSTRACT () PLAT () CHECK ()

20-20711 Richard Roy Perry, II and Sadie Dallas Perry
Case type: bk **Chapter:** 13 **Asset:** Yes **Vol:** v **Judge:** Joel T. Marker
Date filed: 02/05/2020 **Date of last filing:** 05/07/2021 **Plan confirmed:** 06/09/2020

Case Summary

Office: Salt Lake City
County: UINTAH-UT
Fee: Paid

Filed: 02/05/2020
Terminated:
Debtor discharged:
Joint debtor discharged:
Reopened:
Converted:
Debtor dismissed:
Joint debtor dismissed:
Confirmation hearing:

Origin: 0
Previous term:

Joint: y
Original chapter: 13
Current chapter: 13

Nature of debt: consumer

Trustee: United States
 Trustee

City: Salt Lake City **Phone:**

Email:
 USTPRegion19.SK.ECF@usdoj.gov

Trustee: Lon Jenkins tr

City: Salt Lake City **Phone:** (801) 596-2884

Email: ecfmail@ch13ut.org

Party 1: Perry, Richard Roy, II (Debtor)
 SSN / ITIN: xxx-xx-9931

Party 2: Perry, Sadie Dallas (Joint Debtor)
 SSN / ITIN: xxx-xx-7101

Atty: Justin O. Burton **Represents party 1:** Debtor

Phone: (801) 288-0202
Fax: (801) 288-0947
Email: justin@rulontburton.com

Atty: Justin O. Burton **Represents party 2:** Joint Debtor

Phone: (801) 288-0202
Fax: (801) 288-0947
Email: justin@rulontburton.com

Location of case files:

Volume: CS1
 The case file may be available.

PACER Service Center			
Transaction Receipt			
01/07/2022 15:55:30			
PACER Login:	ct0357	Client Code:	
Description:	Case Summary	Search Criteria:	20-20711
Billable Pages:	1	Cost:	0.10

WASATCH COUNTY CORPORATION

Parcel Abstract for 00-0021-4371

01/07/2022
03:48:49PM

Date Range: 09/25/2000 through 01/07/2022

Page: 1

Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
Red Noting	Grantors		Grantees			
This abstract is complete as of August 30, 2021						
DISCLAIMER: PARCEL ABSTRACTING BEGAN ON SEPTEMBER 25, 2000						
496439	NOTICE OF ROLL BACK WASATCH COUNTY ASSESSOR	30,153.00	1345/0387	03/24/2021	/ /	0.00
496438	WITHDRAWAL OF FARML RedNote 1: 483621 FARMLAND ASSESSMENT APP (1309/1144) WASATCH COUNTY ASSESSOR	0.00	1345/0386	03/24/2021	03/22/2021	0.00
492305	WARRANTY DEED WASATCH BACK HOLDINGS LLC	0.00	1333/1787	01/15/2021	01/07/2021	40.00
484807	AMENDMENT TO AGREEM RedNote 1: 465988 COVENANT RUNNING WITH THE LAND (1258/0963) HEBER CITY IVORY LAND CORPORATION WASATCH BACK HOLDINGS LLC	0.00	1312/1604	09/17/2020	/ /	40.00
483621	FARMLAND ASSESSMENT RedNote 1: 496438 WITHDRAWAL OF FARMLAND ACT (1345/0386) WASATCH BACK HOLDINGS LLC	0.00	1309/1144	08/28/2020	/ /	40.00
482588	NOTICE RedNote 1: 482580 AGREEMENTS (1306/0991) IVORY DEVELOPMENT LLC	0.00	1306/1094	08/12/2020	08/11/2020	40.00
482580	AGREEMENTS RedNote 1: 465988 COVENANT RUNNING WITH THE LAND (1258/0963) RedNote 2: 482588 NOTICE (1306/1094) IVORY DEVELOPMENT LLC WASATCH BACK HOLDINGS LLC	0.00	1306/0991	08/12/2020	07/29/2020	40.00
481935	BOUNDARY LINE AGREE IVORY LAND CORPORATION WASATCH BACK HOLDINGS LLC	0.00	1304/1486	07/31/2020	07/29/2020	64.00
478773	ORDINANCE HEBER CITY ORDINANCE NO 2020-21	0.00	1295/0677	06/02/2020	05/19/2020	0.00
465988	COVENANT RUNNING WI RedNote 1: 482580 AGREEMENTS (1306/0991) RedNote 2: 484807 AMENDMENT (1312/1604) HEBER CITY HUTCHINSON ENTERPRISES INC VXC ANNEXATION WASATCH BACK HOLDINGS LLC	0.00	1258/0963	07/25/2019	06/04/2019	40.00
465987	ANNEXATION HEBER CITY	0.00	1258/0953	07/25/2019	06/17/2019	50.00

Utah Court Case Search Search Tips

Jurisdiction: District & Justice

Show Date Range Panel

Search Type: Case Search

Search Scope: County

County: WASATCH

Case Number:

Case Type:

Citation Number:

Last Name / Company: PERRY

First Name: RIC*

Birth Date:

1

Search Results

County	Court Location	Case Type	Case Number	Filing Date	First Name	Last Name	Birth Date	Party Code	Case History / Documents
WASATCH	Wasatch County Justice	TN	025403834	2002-06-05	RICHARD W	PERRY	1950-12-14	DEF	<i>NA</i> View

>

Utah Court Case Search Search Help

Jurisdiction **District & Justice** ▼

Show Date Range Panel

Search Type **Case Search** ▼

Search Scope **County** ▼

County **WASATCH** ▼

Case Number

Case Type

Citation Number

Last Name / Company **PERRY**

First Name **DIC***

Birth Date

Search Results

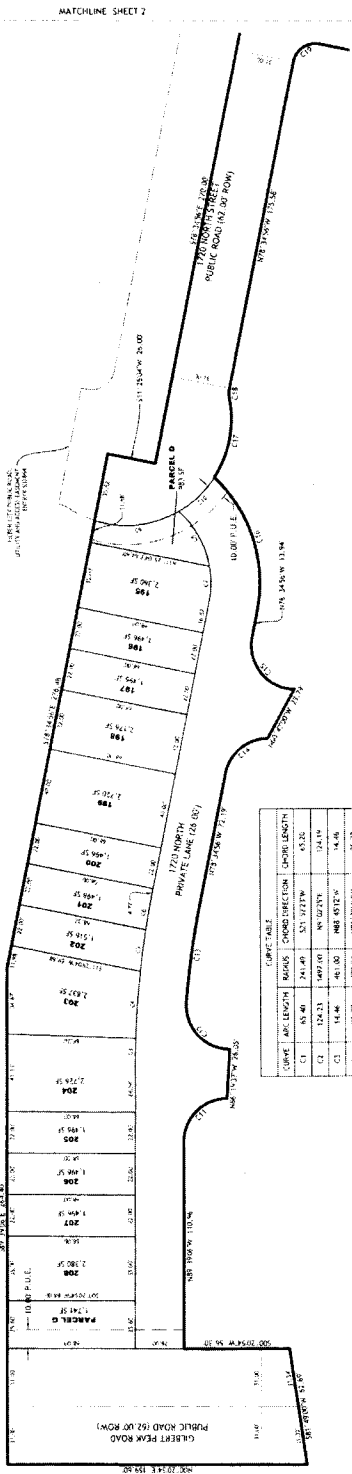
County	Court Location	Case Type	Case Number	Filing Date	First Name	Last Name	Birth Date	Party Code	Case History / Documents
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No matching record is found.

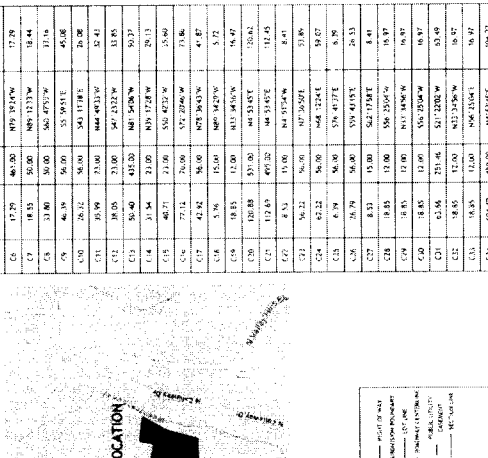
THE SPRINGS AT COYOTE RIDGE PHASE 1

PART OF THE SOUTH HALF (S 1/2) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



COMPUTABLE				
LINE	BEARING	LENGTH	COURSE DIRECTION	COORDINATE
C1	N 89.40° E	241.40'	S31° 12' 37" E	43.32'
C2	N 71.73° E	149.00'	N 91° 37' 30" E	134.85'
C3	N 14.46° E	143.50'	N 41° 03' 36" E	134.66'
C4	N 72.24° E	475.54'	N 85° 13' 56" E	31.17'
C5	N 72.58° E	460.30'	N 85° 08' 39" E	31.58'
C6	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C7	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C8	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C9	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C10	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C11	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C12	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C13	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C14	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C15	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C16	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C17	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C18	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C19	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C20	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C21	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C22	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C23	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C24	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C25	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C26	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C27	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C28	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C29	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'
C30	N 72.59° E	460.30'	N 85° 08' 39" E	31.58'



- LEGEND**
- PROJECT BOUNDARY TO BE SET
 - PROJECT BOUNDARY TO BE SET
 - PROJECT BOUNDARY TO BE SET
 - PROJECT BOUNDARY TO BE SET

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SAME ACCURATELY REPRESENTS THE ACTUAL SURVEY MADE AND THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND DEDICATE TO THE PUBLIC THE RIGHT OF WAY AND INTERESTS THEREIN FOR THE PURPOSES AND USES SET FORTH IN THIS INSTRUMENT.

THE SPRINGS AT COYOTE RIDGE PHASE 1

AND DO HEREBY dedicate for the benefit of the public all parcels of land and rights therein as shown on this map as indicated for public use and for the purpose of providing for the convenience and safety of travel in the area shown hereon. I, the undersigned, hereby warrant, defend, and indemnify the public and the heirs, assigns, and successors in interest of the public in and to the extent of all such parcels of land and rights therein as shown on this map as indicated for public use and for the purpose of providing for the convenience and safety of travel in the area shown hereon.

NAME OF DEVELOPER
ADDRESS
CITY AND STATE

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in the public records of this state, and that the same has been duly acknowledged by the persons whose names are subscribed to the same, and that the same is a true and correct copy of the original instrument as recorded in the public records of this state, and that the same has been duly acknowledged by the persons whose names are subscribed to the same.

WITNESSES:

COUNTY CLERK
STATE OF UTAH

THE SPRINGS AT COYOTE RIDGE PHASE 1
PART OF THE SOUTH HALF (S 1/2) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 1 OF 2

RECORDED IN BOOK 1532, PAGE 115
STATE OF UTAH COUNTY OF WASATCH RECORDED AND FILED AT THE COUNTY CLERK'S OFFICE
ON FEBRUARY 15, 2013 AT 10:05 AM
BY
T. J. HARRIS, COUNTY CLERK
STATE OF UTAH

BOUNDARY DESCRIPTION

THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, STATE OF UTAH, IS LOCATED AT THE POINT OF BEGINNING. A BEARING AND DISTANCE OF 142° 32' 10" E, 153.00 FEET TO THE POINT OF BEGINNING OF THE SECTION 29. A BEARING AND DISTANCE OF 142° 32' 10" E, 153.00 FEET TO THE POINT OF BEGINNING OF THE SECTION 29. A BEARING AND DISTANCE OF 142° 32' 10" E, 153.00 FEET TO THE POINT OF BEGINNING OF THE SECTION 29. A BEARING AND DISTANCE OF 142° 32' 10" E, 153.00 FEET TO THE POINT OF BEGINNING OF THE SECTION 29.

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NOTES:

- ALL PRIVATE LOTS, COMMON AREAS, AND AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC UTILITY AND IRRIGATION EASEMENTS.
- PARCELS 196 THROUGH 207 ARE TO BE SUBDIVIDED INTO 110 LOTS.
- COMMON AREAS AND COMMON AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC UTILITY AND IRRIGATION EASEMENTS.
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REMARKS:

THIS MAP WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SAME ACCURATELY REPRESENTS THE ACTUAL SURVEY MADE AND THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

EDM
Partitions LLC

STATE OF UTAH, SALT LAKE COUNTY
1457 S. 1000 W. SUITE 100
HEBER CITY, UT 84016
www.edm-partitions.com

DATE	REVISION	BY

COUNTY SURVEYOR
APPROVED THE SURVEY OF
A.S. # 3652
T. J. HARRIS, COUNTY CLERK
STATE OF UTAH

PLANNING COMMISSION
APPROVED THE SURVEY OF
A.S. # 3652
T. J. HARRIS, COUNTY CLERK
STATE OF UTAH

CITY ENGINEER
APPROVED THE SURVEY OF
A.S. # 3652
T. J. HARRIS, COUNTY CLERK
STATE OF UTAH

HEBER CITY ENGINEER
APPROVED THE SURVEY OF
A.S. # 3652
T. J. HARRIS, COUNTY CLERK
STATE OF UTAH

HEBER CITY ENGINEER
APPROVED THE SURVEY OF
A.S. # 3652
T. J. HARRIS, COUNTY CLERK
STATE OF UTAH

