

REC'D

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7/6/2018 12:33:00 PM \$20.00
Book - 10691 Pg - 2394-2397
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Mail Recorded Deed and Tax Notice To:
Quail Ridge Bluffdale Development, LLC, a Utah limited liability company
1065 E. 150 north
Springville, UT 84663



File No.: 92538-JY

WARRANTY DEED

Moyal P. and Shirley Anderson LLC, a Utah limited liability company
GRANTOR(S) of Boise, State of Idaho, hereby Conveys and Warrants to
Quail Ridge Bluffdale Development, LLC, a Utah limited liability company

GRANTEE(S) of Bluffdale, 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 **Salt Lake County,**
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 33-10-178-023, 33-10-329-008 and 33-10-329-010 (for reference purposes only)

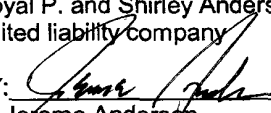
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 2nd day of July, 2018.

JA 3rd

Moyal P. and Shirley Anderson LLC, a Utah
limited liability company

BY: 
Jerome Anderson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the ^{3rd} 2nd day of July, 2018, personally appeared before me Jerome Anderson, who acknowledged himself/herself to be the Manager of Moyal P. and Shirley Anderson LLC, a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

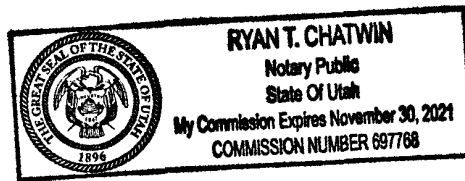


EXHIBIT A

PARCEL 1:

Beginning South 1787.69 feet and West 149.47 feet and South 12°34'38" West 201.46 feet and South 30°20'25" West 184.13 feet and South 19°51'57" West 115.74 feet and South 06°23'27" West 66.03 feet from the North quarter corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 82°48' West 325.84 feet to the East line of Camp Williams Road; thence South 04°31'05" East 116.05 feet; thence South 19°08' West 385.24 feet, more or less; thence North 82°41'26" East 105.62 feet; thence South 08°33'37" East 105.47 feet; thence South 88°55'28" West 93.36 feet; thence North 84°32'23" West 56.54 feet; thence South 19°08' West 2.98 feet, more or less; thence South 62°31'13" East 140.37 feet; thence South 51°35'09" East 56.78 feet; thence South 27°30'29" East 22.12 feet; thence North 80 feet; thence East 331.03 feet, more or less, to center line of canal; thence North 21°17'56" West 230.13 feet along said center line; thence North 11°58'29" East 126.76 feet; thence North 05°25'40" East 104.46 feet, more or less; thence East 228.79 feet, more or less; thence North 02°51'26" West 50.06 feet, more or less; thence West 220.48 feet, more or less, to center line of canal; thence North 06°38'11" East 160.34 feet, more or less; thence South 82°48' West 15.87 feet, more or less, to the beginning.

LESS AND EXCEPTING:

A parcel of land located in the Southwest quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is South 00°04'16" West along the mid-section line 3,042.86 feet and West 321.48 feet from a found brass cap monument marking the North quarter corner of said Section 10, said point being the real point of beginning; thence South 89°52'08" West 222.00 feet; thence North 37°00'00" West 137.31 feet; thence East 277.42 feet; thence South 14°00'00" East 112.49 feet to the point of beginning.

ALSO LESS AND EXCEPTING any portion of the herein described property lying within the bounds of Camp Williams Road as conveyed to State Road Commission of Utah by that certain Warranty Deed recorded October 9, 1967 as Entry No. 2218211 in Book 2597 at Page 402 of official records.

PARCEL 1A:

A 12 foot wide access easement over and along an existing driveway for the purpose of ingress and egress, said access easement located in the Southwest quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is South 00°04'16" West along the mid-section line 2,966.95 feet and West 601.16 feet from a found brass cap monument marking the North quarter corner of said Section 10, said point being the real point of beginning; thence North 81°20'00" West 202.95 feet to a point on the Easterly right of way line of Redwood Road; thence South 19°03'43" West 12.20 feet along said right of way line; thence South 81°20'00" East 217.44 feet; thence North 37°00'00" West 17.17 feet to the point of beginning.

PARCEL 2:

Beginning South 00°04'16" West 3042.86 feet and West 321.48 feet and South 89°52'08" West 222 feet from the North quarter corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence West 70.71 feet, more or less; thence North 80 feet; thence East 10.16 feet, more or less; thence South 37° East 100.90 feet, more or less, to the beginning.

PARCEL 3:

Beginning South $00^{\circ}04'16''$ West 3042.86 feet and West 321.48 feet from the North quarter corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 14° West 82.92 feet, more or less; thence East 57.17 feet, more or less; thence Southeasterly 85.12 feet, more or less, along canal to a point 63.82 feet, more or less, East of the point of beginning; thence West 63.82 feet, more or less, to the beginning.