

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:  
Stratton Acres, LLC, a Utah limited liability  
company  
847 East Draper Meadow Lane  
Draper, UT 84020

### WARRANTY DEED

File No.: 043841  
APN: 29-042-0049, 29-042-0046 and 29-041-0176

**Kimball Stratton and Marlene Stratton, as joint tenants and Cascade Shadows, Inc.,**

Grantor(s), of American Fork, Utah County, State of Utah, hereby convey(s) and warrant(s) to

**Stratton Acres, LLC, a Utah limited liability company,**


Grantee(s), of Draper, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Utah County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

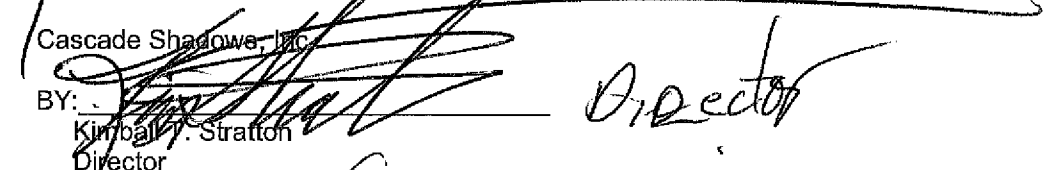
Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 20th day of August, 2021.

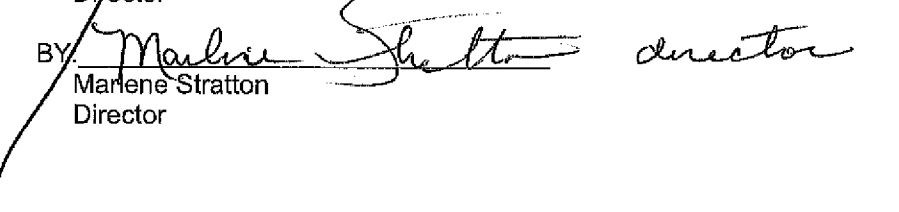
  
Kimball Stratton

  
Marlene Stratton

Cascade Shadows, Inc.

BY:   
Kimball J. Stratton  
Director

Director

BY:   
Marlene Stratton  
Director


director

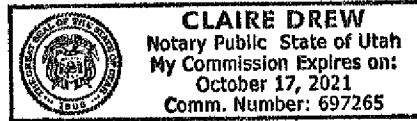
STATE OF UTAH )

:ss )

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me the 20<sup>th</sup> day of August,  
2021 by Kimball Stratton and Marlene Stratton and by Kimball Stratton and Marlene Stratton as  
Directors of Cascade Shadows, Inc..

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"****PARCEL 1:**

Commencing 17.76 chains East of the Southwest Corner of the Northwest Quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence East 5.98 chains; thence North 13.59 chains; thence East 25 links; thence North 6.45 chains to a point 20 chains North of the South line of said Northwest Quarter; thence West 5.78 chains; thence South 6.45 chains; thence West 50 links; thence South 13.59 chains to the beginning.

ALSO that portion of land acquired under and through that certain Boundary Line Agreement recorded March 19, 2007 as Entry No. 39584:2007 of Official Records.

LESS AND EXCEPTING from Parcel 1, those portions of land conveyed by that certain Boundary Line Agreement recorded March 19, 2007 as Entry No. 39584:2007 of Official Records, being described as follows:

## Less and Excepting 1:

Beginning at a point being North 00°11'03" West 249.655 feet along the Section Line and East 641.748 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°19'34" West 669.14 feet along a fence and its extension; thence South 89°59'13" East 269.39 feet along a fence and its extension; thence continuing along said fence North 89°16'55" East 256.68 feet to a fence corner; thence South 01°38'35" West 668.54 feet along a fence and its extension; thence South 89°32'33" West 503.08 feet to the point of beginning.

## Less and Excepting 2:

Beginning at a point being North 89°32'33" East 642.358 feet along the Quarter Section Line from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°19'34" West 244.53 feet along the extension of fence to the North; thence North 89°32'33" East 503.08 feet; thence South 01°38'35" West 244.70 feet along a fence and its extensions; thence South 89°32'33" West 494.675 feet along the Quarter Section Line to the point of beginning.

## Less and Excepting 3:

Beginning at a point being South 00°16'02" East 633.25 feet along the Section Line and East 598.832 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°20'40" East 638.09 feet along the West side of an existing concrete ditch to the Quarter Section Line; thence along said Quarter Section Line North 89°32'33" East 930.07 feet; thence South 02°13'38" West 626.39 feet along the West side of 200 East Street, Santaquin, Utah; thence South 88°46'00" West 909.75 feet along the North line of Plat "B", Alpine View Subdivision to the point of beginning.

ALSO LESS AND EXCEPTING from Parcel 1 that portion conveyed by that certain Dedication Deed recorded April 4, 2008 as Entry No. 39873:2008 of Official Records, described as follows:

Beginning at a point located N. 89°32'33" E, along the Quarter Section Line 1,136.25 feet from the West 1/4 Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence N. 01°41'33" E. 17.18 feet; thence along the arc of a 790.00 foot radius curve (radius bears N. 14°48'36" E.) 80.27 feet through a central angle of 05°49'18" (chord: S. 78°06'03" E. 80.23 feet) to said Quarter Section Line; thence S. 89°32'33" W. along said Quarter Section Line 79.02 feet to the point of beginning.

ALSO LESS AND EXCEPTING from Parcel 1 that portion conveyed by that certain Quit Claim Deed recorded November 29, 2016 as Entry No. 120118:2016 of Official Records, described as follows:

Beginning at the intersection of the North boundary line of Plat "B", Alpine View Subdivision and the Easterly right-of-way line of Center Street (a 99' wide public road) as dedicated on Plat "E", The Orchards Subdivision Official Plat. Said intersection lies 2,050.41 feet N. 00°16'52" W. along the section line and 407.76 feet East of the Southwest Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence N. 00°12'34" E. 123.48 feet along said right-of-way, thence continuing along said right-of-way along a curve turning to the left with an arc length of 538.70 feet, a radius of 1,054.00 feet and a chord bearing and distance of N. 14°25'59" W. 532.85 feet to the 1/4 Section Line, thence N. 89°32'36" E. 1,257.59 feet along the 1/4 Section Line, thence S. 02°13'39" W. 626.31 feet to the Northeast corner of said Plat "B", Alpine View Subdivision, thence S. 88°46'00" W. 1,101.10 feet along said subdivision to the point of beginning.

ALSO LESS AND EXCEPTING from Parcel 1 that portion conveyed by that certain Quit Claim Deed recorded March 29, 2019 as Entry No. 25997:2019 of Official Records, described as follows:

Beginning at a point that lies S. 00°20'15" East 1371.20 feet along the Quarter Section Line and 27.63 feet West from the North Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian, thence S. 00°33'21" E. 156.60 feet along the West line of a Warranty Deed as recorded in Utah County Recorder's Office Entry Number: 56278, thence N. 89°24'42" E. 10.35 feet along the South line of said Warranty Deed to the West line of 5200 West Street, thence along said West line of said 5200 West Street the following 2 courses (1) S. 00°24'57" E. 500.88 feet, (2) S. 00°19'44" E. 155.45 feet, thence S. 89°40'02" W. 181.50 feet, thence S. 00°19'44" E. 127.73 feet, thence N. 80°00'00" W. 274.06 feet, thence WEST 613.10 feet to the South line of a Quit Claim Deed as recorded in Utah County Recorder's Office Entry Number: 93946:2017, thence along the East line of said Quit Claim Deed the following 4 courses, (1) N. 00°27'24" W. 506.49 feet, (2) N. 89°32'36" E. 16.50 feet, (3) N. 00°27'24" W. 425.70 feet to the Northeast Corner of said Quit Claim Deed, (4) S. 89°32'36" W. 19.11 feet to the East line of a Warranty Deed as recorded in Utah County Recorder's Office Entry Number: 20349, thence NORTH 360.84 feet along said line to the South line of Strawberry Highline Canal Easement, thence S. 69°35'24" E. 104.71 feet along said South line to the Northeast Corner of a less and excepting parcel of land as recorded in Utah County Recorder's Office Entry Number: 55820:2008, thence S. 00°33'00" E. 4.67 feet along the West line of said Parcel of Land, thence S. 69°32'40" E. 1023.79 feet to the point of beginning.

**PARCEL 2:**

Commencing North 1323.92 feet and East 1184.66 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 423.05 feet; thence West 22.17 feet; thence North 01°41'33" East 21.06 feet; thence North 00°13'13" West 402 feet; thence East 23.09 feet to the beginning.

**PARCEL 3:**

Commencing 9.20 chains West of the Southeast Corner of the Northwest Quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 6.72 chains; thence West 8.04 chains; thence North 6.72 chains; thence East 1.07 chains; thence North 16.99 chains; thence East 25 links; thence North 1.47 chains; thence East 6.72 chains; thence South 18.46 chains to beginning.

LESS AND EXCEPTING from Parcel 3 that portion conveyed by that certain Quit Claim Deed recorded November 29, 2016 as Entry No. 120118:2016 of Official Records, described as follows:

Beginning at the intersection of the North boundary line of Plat "B", Alpine View Subdivision and the Easterly right-of-way line of Center Street (a 99' wide public road) as dedicated on Plat "E", The Orchards Subdivision Official Plat. Said intersection lies 2,050.41 feet N. 00°16'52" W. along the section line and 407.76 feet East of the Southwest Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence N. 00°12'34" E. 123.48 feet along said right-of-way, thence continuing along said

right-of-way along a curve turning to the left with an arc length of 538.70 feet, a radius of 1,054.00 feet and a chord bearing and distance of N. 14°25'59" W. 532.85 feet to the 1/4 Section Line, thence N. 89°32'36" E. 1,257.59 feet along the 1/4 Section Line, thence S. 02°13'39" W. 626.31 feet to the Northeast corner of said Plat "B", Alpine View Subdivision, thence S. 88°46'00" W. 1,101.10 feet along said subdivision to the point of beginning.

ALSO LESS AND EXCEPTING from Parcel 3 that portion conveyed by that certain Warranty Deed recorded February 7, 2019 as Entry No. 10603:2019 of Official Records, described as follows:

Beginning at a point that lies S. 00°20'15" E. 1371.20 feet along the Quarter Section Line and 27.63 feet West from the North Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian, thence S. 00°33'21" E. 156.60 feet along the West line of a Warranty Deed as recorded in Utah County Recorder's Office Entry Number: 56278, thence N. 89°24'42" E. 10.35 feet along the South line said Warranty Deed to the West line of 5200 West Street, thence along said West line of said 5200 West Street the following 2 courses (1) S. 00°24'57" E. 500.88 feet, (2) S. 00°19'44" E. 155.45 feet, thence S. 89°40'02" W. 181.50 feet, thence S. 00°19'44" E. 127.73 feet, thence N. 80°00'00" W. 274.06 feet, thence WEST 613.10 feet to the Southeast corner of a Quit Claim Deed as recorded in Utah County Recorder's Office Entry Number: 93946:2017, thence N. 00°27'24" W. 506.49 feet along the East line of said Quit Claim Deed, thence N. 89°32'36" E. 33.00 feet to the East line of a 2 rod street as platted in Map 34-E (a subdivision of the West half of said Section 36 filed June 3rd 1908 in the Office of the Utah County Recorder), thence N. 00°27'24" W. 551.60 feet along said East line, thence N. 89°32'36" E. 49.50 feet along Lot 3 of said Subdivision, thence N. 00°27'24" W. 203.58 feet along Lot 3 of said Subdivision to the South Line of Strawberry High-line Canal Easement, thence S. 69°35'24" E. 16.70 feet along said South line to the Northeast Corner of a less and excepting parcel of land as recorded in Utah County Recorder's Office Entry No. 55820:2008, thence S. 00°33'00" E. 4.67 feet along the West line of said Parcel of Land, thence S. 69°32'40" E. 1023.79 feet to the point of beginning.

ALSO LESS AND EXCEPTING from Parcel 3 that portion conveyed by that certain Quit Claim Deed recorded March 29, 2019 as Entry No. 25998:2019 of Official Records, described as follows:

Beginning at a point that lies S. 00°20'15" East 1371.20 feet along the Quarter Section Line and 27.63 feet West from the North Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian, thence S. 00°33'21" E. 156.60 feet along the West line of a Warranty Deed as recorded in Utah County Recorder's Office Entry Number: 56278, thence N. 89°24'42" E. 10.35 feet along the South line of said Warranty Deed to the West line of 5200 West Street, thence along said West line of said 5200 West Street the following 2 courses (1) S. 00°24'57" E. 500.88 feet, (2) S. 00°19'44" E. 155.45 feet, thence S. 89°40'02" W. 181.50 feet, thence S. 00°19'44" E. 127.73 feet, thence N. 80°00'00" W. 274.06 feet, thence WEST 613.10 feet to the South line of a Quit Claim Deed as recorded in Utah County Recorder's Office Entry Number: 93946:2017, thence along the East line of said Quit Claim Deed the following 4 courses, (1) N. 00°27'24" W. 506.49 feet, (2) N. 89°32'36" E. 16.50 feet, (3) N. 00°27'24" W. 425.70 feet to the Northeast Corner of said Quit Claim Deed, (4) S. 89°32'36" W. 19.11 feet to the East line of a Warranty Deed as recorded in Utah County Recorder's Office Entry Number: 20349, thence NORTH 360.84 feet along said line to the South line of Strawberry Highline Canal Easement, thence S. 69°35'24" E. 104.71 feet along said South line to the Northeast Corner of a less and excepting parcel of land as recorded in Utah County Recorder's Office Entry Number: 55820:2008, thence S. 00°33'00" E. 4.67 feet along the West line of said Parcel of Land, thence S. 69°32'40" E. 1023.79 feet to the point of beginning.

Situated in Utah County, State of Utah