

01076652 B: 2426 P: 0267

Page 1 of 4

Mary Ann Trussell, Summit County Utah Recorder

08/31/2017 04:29:04 PM Fee \$21.00

By FIRST AMERICAN TITLE INSURANCE COMPANY-NCS

Electronically Recorded

MAIL TAX NOTICE TO:

STEWART FIELDS, L.L.C.

Attn: Douglas K. Anderson

1240 East 2100 South, Suite 300

Salt Lake City, UT 84106

APN: CD-2115, CD-2132-A, CD-2123

WARRANTY DEED

SUMMIT GATEWAY, L.C.

a Utah limited liability company

, GRANTOR

hereby CONVEYS and WARRANTS TO:

STEWART FIELDS, L.L.C.

a Utah limited liability company

, GRANTEE

for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Summit County, State of Utah.

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE IS MADE A PART HEREOF

SUBJECT TO easements, covenants, restrictions rights of way and reservations appearing of record and all real property taxes and assessments for the year 2017 and thereafter.

WITNESS the hand and seal of said grantor this 30 day of August, 2017.

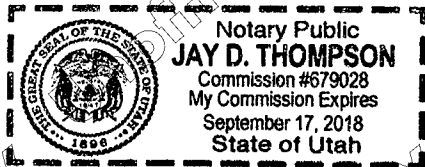
SUMMIT GATEWAY, LLC

By: 

Douglas Anderson, Manager of Management
Partners US, LLC, its Manager

STATE OF Utah)
 : ss.
COUNTY OF Salt Lake)

On the 30 day of August, 2017, personally appeared before me Douglas Anderson,
Manager of Management Partners US, LLC, Manager of Summit Gateway, L.C., the signer of the
foregoing instrument, who duly acknowledged to me that they executed the same.




NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL 1)

BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; AND COMMENCING AT A POINT THAT IS 61 RODS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 37 RODS 10 FEET; THENCE EAST 46 RODS 11 FEET, MORE OR LESS TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY; THENCE IN THE NORTHWESTERLY DIRECTION ALONG THE CENTER OF SAID HIGHWAY TO A POINT THAT IS 43 RODS 7 FEET WEST OF THE NORTHEAST CORNER OF THE SE 1/4, SE 1/4, OF SAID SECTION 34; THENCE EAST 43 RODS 7 FEET; THENCE NORTH 80 RODS TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE WEST 150 RODS, MORE OR LESS TO A POINT 10 RODS EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE IN A SOUTHEASTERLY DIRECTION 44 RODS TO A POINT THAT IS NORTH 89° EAST 87.98 RODS AND NORTH 86°16' WEST 31.317 RODS OF A POINT THAT IS SOUTH 2.66 RODS FROM THE SOUTHWEST CORNER OF THE NW 1/4, SE 1/4 OF SAID SECTION 34; THENCE SOUTH 56°16' EAST 31.517 RODS; THENCE SOUTH 59° WEST 87.98 RODS; THENCE SOUTH 77.34 RODS, MORE OR LESS, TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE EAST 99 RODS, MORE OR LESS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF STATE ROAD 35.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF HANSEN SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; THENCE NORTH ALONG A FENCE LINE 571.09 FEET; THENCE SOUTH 54°26'41" EAST ALONG A FENCE LINE 983.59 FEET; THENCE NORTH 89°58'20" WEST ALONG A FENCE LINE 800.54 FEET TO THE POINT OF BEGINNING.

(Tax Serial No, CD-2123)

(PARCEL 2)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'31" WEST 1006.50 FEET ALONG THE SOUTH LINE OF SAID SECTION 34; THENCE LEAVING SAID SECTION LINE NORTH 00°13'29" EAST 557.32 FEET A POINT ON AN EXISTING FENCE LINE; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID FENCE LINE NORTH 00°13'29" EAST 63.18 FEET; THENCE SOUTH 89°46'31" EAST 448.69 FEET TO THE UTAH STATE ROUTE 35 RIGHT OF WAY FENCE; THENCE CONTINUING ALONG SAID FENCE SOUTH 21°53'12" EAST 58.29 FEET TO A FENCE CORNER; THENCE LEAVING SAID RIGHT OF WAY FENCE LINE AND ALONG AN EXISTING FENCE SOUTH 47°55'10" WEST 19.16 FEET TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE LINE NORTH 89°18'29" WEST 456.47 FEET TO THE POINT OF BEGINNING.

(Tax Serial No. CD-2115)

(PARCEL 3)

BEGINNING AT A REBAR AND CAP MARKING THE ACCEPTED S 1/16 SECTION CORNER OF SECTIONS 34 AND 35 IN TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE SLB&M AND WHICH POINT OF BEGINNING IS AT A CORNER OF FENCES EXTENDING NORTH, SOUTH AND WESTERLY; THENCE ALONG A DECADES OLD FENCE LINE S83°10'48"W 674.92 FEET TO THE EASTERLY RIGHT OF WAY (ROW) OF STATE HIGHWAY 35; THENCE ALONG THE EAST ROW N15°40'23" W 35.52 FEET; THENCE N17°44'28" W 47.00 FEET MORE OR LESS TO THE E-W CENTERLINE OF THE SE ¼ SECTION 34; THENCE LEAVING SAID ROW RUNNING ALONG THE E-W CENTERLINE OF THE SE ¼ (1/16TH SECTION LINE) N89°54'04" E 694.06 FEET TO THE POINT OF BEGINNING. AREA ENCOMPASSED IS 0.63 ACRES

BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27.

(Tax Serial No. CD-2132-A)

Addresses:

(Parcel 2) 3184 South Hwy 35, Kamas UT 84036