

Mail Tax notice to:
Grantee
6465 South 3000 East Suite 101
SLC, UT 84121

MNT File No.: 89186
Tax ID No.: FT-2118-A

01178223 B: 2708 P: 0480
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Rhonda Francis Summit County Recorder
11/22/2021 04:32:36 PM Fee \$40.00
By METRO NATIONAL TITLE
Electronically Recorded

SPECIAL WARRANTY DEED

Stewart Ranches, LLC, a Utah Limited Liability Company

GRANTOR of Francis, State of ^{Utah}, hereby CONVEYS and WARRANTS against any and all claiming by through or under them/him/her/it only to:

Estates Managers, LC, a Utah limited liability company

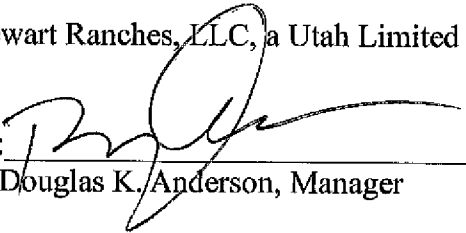
GRANTEE of Francis, Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Summit County, State of Utah:

Legal
See Exhibit "A"

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), on this 19 day of November 2021.

Stewart Ranches, LLC, a Utah Limited Liability Company

By: 
Douglas K. Anderson, Manager

State of Utah)

ss:

County of Salt Lake

On this date, November 19, 2021, personally appeared before me Douglas K. Anderson, who being by me duly sworn did say that he is a manager of Stewart Ranches, LLC, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Douglas K. Anderson acknowledged to me that said

limited liability company executed same.



Notary Public

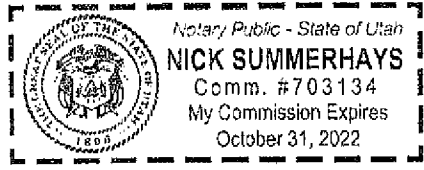


Exhibit "A"

Parcel 1:

Commencing at a point 40 rods North of the Southwest corner of the Southeast quarter of the Southwest quarter of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian; and running thence North 40 rods; thence East 80 rods; thence South 40 rods; thence West 80 rods to the place of beginning.

Parcel 1A:

Together with an easement for ingress and egress as created by that certain Easement Agreement, recorded August 31, 2017 as Entry No. 1076651 in Book 2426 at Page 259 of Official Records, described as follows:

Commencing at the intersection of the Southwestern corner of the Summit Parcel, CD-2123, and E. Gines Lane, Francis, Summit County, Utah, and thence along the Southwestern property line of the Summit Parcel Northwesterly and Northerly to its intersection with the Stewart Parcel, CD-2118-A, thence North along the common property line between the Stewart and Summit Parcels to the intersection of a line which runs parallel to the Southwest property line of the Summit Parcel a sufficient distance from that property line to allow a roadway of sixty (60) feet in width beyond the existing vegetation and ditch, to run parallel to such property line, thence along such parallel line to its intersection with the North right of way line of E. Gines Lane, and thence West to the point of beginning.