

COURTESY

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
RONNIE B. WHITEAR, Trustee  
3900 WEST 4050 NORTH  
MORGAN, UT. 84050

E 145932 B 346 P 1023  
Date 02-Oct-2018 07:50AM  
Fee: \$14.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: AMERICAN SECURE TITLE BRIGHAM CITY  
Recorded Electronically by Simplifile

**WARRANTY DEED**

**BEVAN WHITEAR, as Sole Trustee of THE DONALD AND LARAINÉ WHITEAR FAMILY TRUST, dated October 28, 1996, and as amended on the 20th day of December, 2014.**

of MORGAN, County of MORGAN, State of UT  
hereby CONVEY and WARRANTS to

Grantor,

**LONE TREE LAND, L.L.C., a Utah Limited Liability Company**

Grantee,

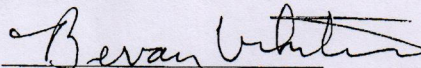
of MORGAN, County of MORGAN, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in MORGAN county, State of UT, to-wit

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

00-0079-6227, 01-004-005-03

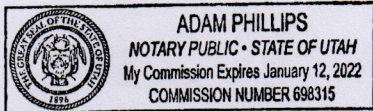
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2018 taxes and thereafter.

WITNESS the hand of said grantor, this 28th day of September, 2018

  
BEVAN WHITEAR, Sole Trustee

STATE OF UTAH     A.P.     )  
                    *Davis*     :ss  
COUNTY OF ~~MORGAN~~     )

On the 1<sup>st</sup> day of October, 2018, personally appeared before me BEVAN WHITEAR, sole Trustee of THE DONALD AND LARAINÉ WHITEAR FAMILY TRUST, dated October 28, 1996, and as amended on the 20th day of December, 2014, who subscribed the said Trust name to the foregoing instrument, who acknowledged to me that they executed the same in said Trust name and that the said Trust executed the same.



Notary Public  
Residing at: *Morgan, Ut*  
My commission expires: *1/12/22*

**EXHIBIT 'A'**

THAT PORTION OF THE FOLLOWING LYING EAST OF THE WEBER BASIN CANAL, SERIAL NO. 01-004-005-02-NA / 00-0001-1500, BEING FURTHER DESCRIBED AS FOLLOWS:

IN SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 426.7 FEET; THENCE ALONG A FENCE SOUTH 37 DEG 30 MIN WEST 790.0 FEET; THENCE SOUTH 21 DEG EAST 27.0 FEET; THENCE LEAVING FENCE WEST 3225.0 FEET; THENCE NORTH 1075.3 FEET; THENCE EAST 3696.0 FEET TO THE POINT OF BEGINNING. SAID PORTION CONTAINING 3.99 AC, M. OR L. (SEE 01-004-005/00-0001-1492 FOR ASSESSMENT FOR THE PORTION LYING WEST OF THE CANAL); SUBJECT TO AND TOGETHER WITH THAT BOUNDARY ADJUSTMENT AGREEMENT, AS RECORDED AS ENTRY NO. 121360, IN BOOK 287 AT PAGE 679, OF WHICH 0.397 AC IS ACQUIRED FROM THE USA, 01-004-005-02-NA / 00-0001-1500 CONT COMBINED TOTAL AC = 4.387 AC/4.39 AC, M. OR L.

Said Boundary Line Adjustment Agreement's legal description being corrected in that certain Correction Affidavit recorded as Entry # 122918 in Book 290 at Page 1701, in the office of the Morgan County Recorder, to correct the legal description

Exhibit "B"

**REMOVAL OF TRUSTEE**  
**AND APPOINTMENT OF SUCCESSOR TRUSTEE**

*("The Donald and Laraine Whitear Family Trust")*

THIS REMOVAL OF TRUSTEE AND APPOINTMENT OF SUCCESSOR TRUSTEE is made and executed by the beneficiaries (the "Beneficiaries") of The Donald and Laraine Whitear Family Trust, u/v/a dated 10/28/96, as amended, and all subtrusts created thereunder (the "Trust"), holding a majority of the beneficial interests in the Trust on this 20<sup>th</sup> day of December, 2014.

WHEREAS, Article XII(B)(1)(b) and XII(B)(2)(b) provide that a majority in interest of the beneficiaries may appoint a new trustee for the Trust; and

WHEREAS, the Beneficiaries desire to remove all named trustees of the Trust \* (including The Donald J. Whitear Trust and the Laraine S. Whitear Trust) and to name Bevan Whitear as sole trustee of the Trust.

NOW, THEREFORE, pursuant to the terms of the Trust, and for other good and valuable consideration, the parties hereto agree, accept and acknowledge the following:

- 1) All current acting Trustees other than Bevan Whitear are hereby removed as trustees of the Trust.
- 2) Bevan Whitear is hereby confirmed as the sole trustee of the Trust.

IN WITNESS WHEREOF, this Removal of Trustee and Appointment of Successor Trustee is executed as of the day and year first above written.

Rennie B. Whitear

Bevan Whitear

Harvey Whitear

Madeline R. Patterson

[Signature]