

m6109  
WHEN RECORDED MAIL TO:  
RONNIE B. WHITEAR  
4050 N 3900 W  
MORGAN, UTAH 84050

WARRANTY DEED

DONALD J. WHITEAR, TRUSTEE (OR SUCCESSOR TRUSTEES) OF THE DONALD J. WHITEAR TRUST, DATED THE 28TH DAY OF OCTOBER 1996, grantor

of MORGAN County of MORGAN State of UTAH hereby CONVEY and WARRANT to

RONNIE B. WHITEAR AND CHRISTINE W. WHITEAR, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP.

grantee

of MORGAN, UTAH 84050 for the sum of Ten Dollars and other good and valuable consideration, the following tract of land in MORGAN County, State of Utah:

00080177 Bk M0153 Pg 00071-00073  
BRENDA D. NELSON, MORGAN CO. RECORDER  
1999 JUL 29 16:05 PM FEE \$16.00 BY NPS  
REQUEST: MOUNTAIN VIEW TITLE & ESCROW IN

01-004-119-02

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

WITNESS, the hands of said grantors, this day of JULY, 1999

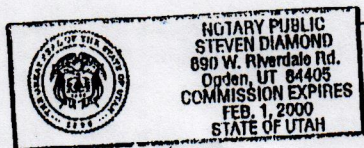
Signed in the presence of

DONALD J. WHITEAR, TRUSTEE

*Donald J. Whitear Trustee*

STATE OF UTAH )  
COUNTY OF MORGAN )

On the 29 day of JULY, A.D. 1999, personally appeared before me DONALD J. WHITEAR, TRUSTEE (OR SUCCESSOR TRUSTEES) OF THE DONALD J. WHITEAR TRUST, DATED THE 28TH DAY OF OCTOBER 1996, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public  
residing at: *Plummet*  
commission expires: 2-1-2000

m6109

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER (BRASS CAP) OF SAID SECTION 6; THENCE NORTH 90DEG 00'00" EAST 1848.45 FEET; THENCE NORTH 00DEG 00'00" EAST 392.0 FEET TO THE TRUE POINT OF BEGINNING, A REBAR/CAP; THENCE SOUTH 86DEG 53'55" WEST 207.96 FEET; THENCE NORTH 04DEG 20'00" EAST 457.00 FEET MORE OR LESS; THENCE SOUTH 87DEG 28'03" EAST 210.00 FEET MORE OR LESS TO A POINT WHICH IS NORTH 04DEG 20'00" EAST 435.53 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 87DEG 28'03" EAST 162.78 FEET TO A REBAR/CAP; THENCE 67.11 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.0 FEET, AN INCLUDED ANGLE OF 48DEG 03'38" AND A LONG CHORD BEARING SOUTH 63DEG 26'14" EAST 65.16 FEET; THENCE SOUTH 39DEG 24'25" EAST 407.45 FEET TO A REBAR/CAP; THENCE SOUTH 75DEG 36'12" EAST 93.93 FEET TO A POINT ON THE WESTERLY LINE OF NORTH MORGAN VALLEY DRIVE, A REBAR/CAP; THENCE 104.04 FEET ALONG SAID WESTERLY LINE OF NORTH MORGAN VALLEY DRIVE, A CURVE TO THE RIGHT, HAVING A RADIUS OF 988.48 FEET, AN INCLUDED ANGLE OF 06DEG 01'50" AND A LONG CHORD BEARING SOUTH 19DEG 43'52" WEST 103.99 FEET TO A REBAR/CAP; THENCE NORTH 67DEG 34'17" WEST 55.68 FEET TO A REBAR/CAP; THENCE SOUTH 81DEG 07'21" WEST 229.30 FEET TO A REBAR/CAP; THENCE NORTH 03DEG 00'00" EAST 67.45 FEET TO A REBAR/CAP; THENCE SOUTH 81DEG 07'21" WEST 40.40 FEET TO A REBAR/CAP; THENCE SOUTH 88DEG 34'21" WEST 166.74 FEET MORE OR LESS TO A REBAR/CAP, THENCE SOUTH 86DEG 53'55" WEST 87.37 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING ROAD DESCRIPTION: A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER (BRASS CAP) OF SAID SECTION 6, THENCE NORTH 90DEG 00'00" EAST 1848.45 FEET; THENCE NORTH 00DEG 00'00" EAST 392.0 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 86DEG 53'55" WEST 65.27 FEET; THENCE NORTH 04DEG 20'00" EAST 441.97 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE

00080177 Bk M0153 Pg 00072

m6109

SOUTH 87DEG 28'03" EAST 53.73 FEET MORE OR LESS TO A POINT WHICH IS NORTH 04DEG 20'00" EAST 435.53 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 04DEG 20'00" WEST 435.53 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING ROAD DESCRIPTION: A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER (BRASS CAP) OF SAID SECTION 6, THENCE NORTH 90DEG 00'00" EAST 1848.45 FEET; THENCE NORTH 00DEG 00'00" EAST 392.0 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 86DEG 53'55" WEST 65.27 FEET; THENCE NORTH 04DEG 20'00" EAST 441.97 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH 87DEG 28'03" EAST 53.73 FEET MORE OR LESS TO A POINT WHICH IS NORTH 04DEG 20'00" EAST 435.53 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 04DEG 20'00" WEST 435.53 FEET MORE OR LESS TO THE POINT OF BEGINNING.

00080177 Bk H0153 Pg 00073

Quit - Claim Deed

Wilkinson Land, L.L.C.

Grantors (s)

of Morgan, County of Morgan State of Utah  
herby Quit-Claim to

(Ronnie B. & Christine W. Whitear, husband and wife, as joint tenants, and not as tenants in  
common, with full rights of survivorship Grantee (S)

of Morgan, County of Morgan State of Utah  
for the sum of ( Ten Dollars ) and other valuable considerations the following described tract (s)  
of land in Morgan County State of Utah:

Parcel 1,

A PART ON THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT  
LAKE BASE AND MERIDIAN. TRUE MERIDIAN IS USED AS BASE BEARING:  
BEGINNING AT A POINT WHICH BEARS EAST 1836.02 FEET AND NORTH 890.2 FEET FROM THE  
WEST QUARTER SECTION CORNER (STONE IN PLACE) OF SAID SECTION 6, RUNNING THENCE  
NORTH 112.53 FEET; THENCE NORTH 4 DEG 38 MIN EAST 341.0 FEET; THENCE NORTH 30 DEG 00  
MIN WEST 17.0 FEET; THENCE NORTH 85 DEG 35 MIN WEST 745.0 FEET; THENCE NORTH 17 DEG 18  
MIN WEST 147.15 FEET; THENCE NORTH 48 DEG 50 MIN WEST 93.0 FEET; THENCE NORTH 78 DEG  
20 MIN WEST 193.0 FEET; THENCE SOUTH 0 DEG 10 MIN EAST 558.0 FEET; THENCE SOUTH 42 DEG  
30 MIN EAST 233.0 FEET; THENCE SOUTH 87 DEG 30 MIN EAST 855.0 FEET (ALL OF SAID PRECEDING  
COURSES ALONG EXISTING FENCES); THENCE SOUTH 87 DEG 30 MIN EAST 14 FEET TO THE PLACE  
OF BEGINNING.

TOGETHER WITH WATER RIGHT 35-5571 APPLIES TO SAID PROPERTY.

LESS AND EXCEPTING PORTION DEEDED IN BOOK M168 AT PAGE 700. (01-004-119-05-1)

Parcel 2

A TWENTY (20) FOOT WIDE RIGHT OF WAY EASEMENT OVER, THROUGH AND ACROSS THE  
FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT WHICH BEARS EAST 1777.65  
FEET AND NORTH 299.0 FEET FROM THE WEST QUARTER SECTION CORNER OF THE SAID SECTION  
6, AND RUNNING THENCE NORTH 4 DEG 20 MIN EAST 593.0 FEET; THENCE SOUTH 87 DEG 30 MIN  
EAST 20.0 FEET; THENCE SOUTH 4 DEG 20 MIN WEST 592.67 FEET; THENCE SOUTH 86 DEG 33 MIN  
EAST 414.0 FEET; THENCE SOUTH 4 DEG 20 MIN WEST 20.0 FEET; THENCE NORTH 86 DEG 33 MIN  
WEST 434.0 FEET TO THE POINT OF BEGINNING.

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

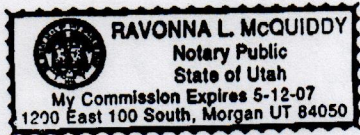
WITNESS, the hands of said grantors, the 9th Day of January, 2006

*John B. Wilkinson*  
*Stuart B. Wilkinson*

Signed in the presence of

STATE OF UTAH )  
COUNTY OF MORGAN )

On the 9th Day of January, A.D. 2006, personally appeared before me, Wilkinson Land L.L.C., the signers of the  
within instrument, who duly acknowledged to me that they executed the same.



*Ravonna L. McQuiddy*  
Notary Public  
residing at:  
commission expires:

00-01-3753  
01-004-119-05

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
LONE TREE LAND, L.L.C.  
3900 WEST 4050 NORTH  
MORGAN, UT 84050

Ent 110631 Bk 258 Pg 281  
Date: 03-JAN-2008 4:37PM  
Fee: \$24.00 Check  
Filed By: CRB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: AMERICAN SECURE TITLE COMPANY

**WARRANTY DEED**

**DONALD & LARAIN WHITEAR FAMILY LIMITED PARTNERSHIP and THE DONALD & LARAIN WHITEAR FAMILY TRUST, DONALD J. WHITEAR TRUSTEE, Grantors,**

Partnership, organized and existing under the laws of the State of Utah with it's principal office at 4045 WEST 4100 NORTH, MORGAN, County of MORGAN, State of UT hereby CONVEYS and WARRANTS to

**RONNIE B. WHITEAR AND CHRISTINE W. WHITEAR, husband and wife as joint tenants,** Grantees,

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

See Attached Exhibit "A"  
subject to exhibit "B" attached hereto

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2007 taxes and thereafter.

BY: Donald J. Whitear, General Partner  
DONALD J. WHITEAR, GENERAL PARTNER

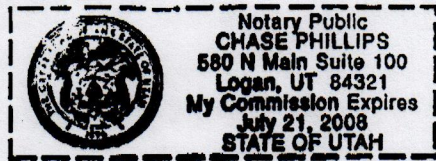
BY: Laraine Whitear, General Partner  
LARAIN WHITEAR, GENERAL PARTNER

BY: Donald J. Whitear, Trustee  
DONALD J. WHITEAR, TRUSTEE

STATE OF UTAH )  
 ) :ss  
COUNTY OF MORGAN )

On the 26th day of October, 2007, personally appeared before me DONALD J WHITEAR & LARAIN WHITEAR , who being duly sworn, did say that they are the GENERAL PARTNERS of the DONALD & LARAIN WHITEAR FAMILY LIMITED PARTNERSHIP, a Utah Partnership and that the foregoing instrument was signed in behalf of said partnership by authority of a resolution of its Board of Directors, and the said acknowledged to me that the said partnership executed the same.

[Signature]  
Notary Public




STATE OF UTAH )  
 ) :ss  
COUNTY OF MORGAN )

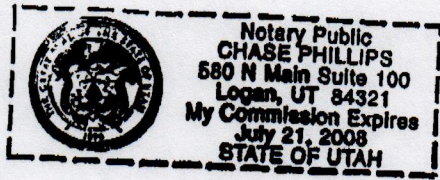
~~On the 26th day of October, 2007, personally appeared before me DONALD J. WHITEAR , who being duly sworn, did say that he is the TRUSTEE of THE DONALD & LARAIN WHITEAR FAMILY TRUST, who duly acknowledged to me that they executed the same.~~

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

STATE OF UTAH                    )  
  :SS  
COUNTY OF MORGAN            )

On the 26th day of October, 2007, personally appeared before me DONALD J. WHITEAR , who being duly sworn, did say that he is the TRUSTEE of **THE DONALD & LARAINÉ WHITEAR FAMILY TRUST**, dated the **26th day of October, 1996**, who duly acknowledged to me that said trust executed the same.

  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 6: A TRACT OF LAND SITUATED IN THE NORTH WEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 4 NORTH RANGE 2 EAST, SLB&M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 90°00'00" EAST 1848.45 FEET; THENCE NORTH 00°00'00" EAST 240 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST 131.75 FEET; THENCE SOUTH 11°11'53" WEST 127.65 FEET; THENCE SOUTH 68°43'55" EAST 99.43 FEET; THENCE SOUTH 85°16'58" EAST 35.35 FEET; THENCE SOUTH 34°17'01" WEST 151.22 FEET; THENCE SOUTH 30°33'13" EAST 72.98 FEET; THENCE 149.73 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 165.09 FEET, AN INCLUDED ANGLE OF 51°57'53", AND A LONG CORD BEARING NORTH 64°01'04" WEST 144.65 FEET; THENCE 87.98 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.01 FEET, AN INCLUDED ANGLE OF 90°00'00", AND A LONG CORD BEARING NORTH 45°00'00" WEST 79.21 FEET; THENCE NORTH 00°00'00" EAST 232.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

00-004-119-04-1  
00-0064-3197

PARCEL 7: A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 4 NORTH RANGE 2 EAST, SLB&M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 90°00'00" EAST 1845.5 FEET; THENCE NORTH 00°00'00" EAST 392.00 FEET TO THE TRUE POINT OF BEGINNING: THENCE SOUTH 86°53'55" WEST 65.27 FEET; THENCE NORTH 04°20'00" EAST 501.97 FEET; THENCE SOUTH 87°28'03" EAST 11.02 FEET TO A FENCE CORNER, A REBAR AND CAP; THENCE SOUTH 87°28'03" EAST 369.67 FEET TO A FENCE LINE AND A FENCE CORNER, A REBAR AND CAP; THENCE SOUTH 02°55'29" WEST 102.31 FEET ALONG A FENCE LINE AND THE EXTENSION THEREOF TO A REBAR AND CAP; THENCE SOUTH 39°24'25" EAST 320.37 FEET TO A REBAR AND CAP; THENCE SOUTH 87°28'03" EAST 70.00 FEET TO A POINT ON THE WESTERLY LINE OF MORGAN VALLEY DRIVE, A REBAR AND CAP; THENCE 69.89 FEET ALONG SAID WESTERLY LINE OF MORGAN VALLEY DRIVE, A CURVE TO THE RIGHT, HAVING A RADIUS OF 988.48 FEET, AN INCLUDED ANGLE OF 04°03'04" AND A LONG CORD BEARING SOUTH 14°41'25" WEST 69.88 FEET TO A REBAR AND CAP; THENCE SOUTH 75°36'12" WEST 93.93 FEET TO A RABAR AND CAP; THENCE NORTH 39°24'25" WEST 407.45 FEET TO A REBAR AND CAP; THENCE 67.11 FEET A LONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AN INCLUDED ANGLE OF 48°03'38" AND A LONG CHORD BEARING NORTH 63°26'14" WEST 65.16 FEET TO A REBAR AND CAP; THENCE NORTH 87°28'03" WEST 162.78 FEET TO A REBAR AND CAP; THENCE SOUTH 04°20' WEST 465.33 FEET TO THE POINT OF BEGINNING. LESS AMOUNTS SOLD IN BOOK 153 AT PAGE 71 ALSO LESS AMOUNTS SOLD TO A-1 CANYON STORAGE IN BOOK 116 AT PAGE 688 ALSO LESS AMOUNTS SOLD TO WHITEAR SPRINGS , L.L.C. IN BOOK 115 AT PAGE 692

SUBJECT TO A 20 FOOT WIDE RIGHT-OF-WAY OVER, THROUGH AND ACROSS SOUTH AND WEST BOUNDARIES OF THE ABOVE DESCRIBED TRACT , DESCRIBED AS

FOLLOWS: BEGINNING AT A POINT WHICH BEARS EAST 1777.65 FEET AND NORTH 299.0 FEET FROM THE WEST QUARTER SECTION CORNER OF THE SAID SECTION 6 AND RUNNING THENCE NORTH 4°20' EAST 593.0 FEET; THENCE SOUTH 87°30' EAST 20.00 FEET; THENCE SOUTH 4°20' WEST 592.67 FEET; THENCE SOUTH 86°33' EAST 414.0 FEET; THENCE SOUTH 4°20' WEST 20.0 FEET; THENCE NORTH 86°33' WEST 434.0 FEET TO THE POINT OF BEGINNING.

01-004-119-02

00-0064-3197

(00-0001-3720)



File No. 120159

**EXHIBIT "B"**  
**CONDITIONS AND RESTRICTIONS**

This deed is granted to Grantee subject to the covenants, conditions, restrictions, obligations and requirements set forth in Articles IV and V of the **Declaration of Development and Use Restrictions and Grant of Right of First Refusal**, as recorded with entry number **81929** in book **158** at page **381** in the office of the Recorder, Morgan County, Utah.

COURTESY

E 145935 B 346 P 1032  
Date 02-Oct-2018 07:51AM  
Fee: \$12.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: AMERICAN SECURE TITLE BRIGHAM CITY  
Recorded Electronically by Simplifile

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
LONE TREE LAND, L.L.C.  
c/o RONNIE B. WHITEAR, Manager  
3900 WEST 4050 NORTH  
MORGAN, UT. 84050

**WARRANTY DEED**

**THE DONALD AND LARAINÉ WHITEAR FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership**

Grantor, organized and existing under the laws of the State of Utah with it's principal office at 3900 WEST 4050 NORTH, MORGAN, County of MORGAN, State of UT hereby CONVEYS and WARRANTS to

**RONNIE B. WHITEAR and CHRISTINE WHITEAR, husband and wife as joint tenants** 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.

00-0063-7662, 01-004-119-05-1

*includes Water Right # 35-5571*

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

The partners who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution adopted by the Partners of the grantor at a lawful meeting held and attended by a quorum.

In witness whereof, the grantor has caused its Limited Partnership name and seal to be hereunto affixed by its duly authorized partner, this 28th day of September, 2018

Attest:

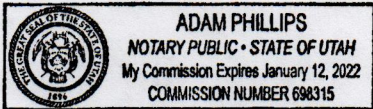
THE DONALD AND LARAINÉ WHITEAR FAMILY  
LIMITED PARTERSHIP, a Utah Limited Partnership

BY: \_\_\_\_\_

*Ronnie B. Whitear*  
BY: *Ronnie B. Whitear*  
RONNIE B. WHITEAR, President of  
MOUNT WHITEAR, INC., a Utah Corporation acting  
as General Partner

STATE OF UTAH } AP  
: ss. *Davis*  
COUNTY OF MORGAN }

On the 1st day of October, 2018, personally appeared before me RONNIE B. WHITEAR, who being by me duly sworn, did say that he is the President of MOUNT WHITEAR, INC., a Utah Corporation who is the General Partner(s) of the firm of THE DONALD AND LARAINÉ WHITEAR FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership, and that the foregoing instrument was signed in behalf of said Partnership by authority of the Articles of said Partnership, and the said General Partner(s) each duly acknowledged to me that the said Partnership executed the same.



Notary Public  
Residing at: *Morgan, UT*  
My Commission Expires: *1/12/22*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A TRACT OF LAND SIT IN THE NW 1/4 OF SEC 6, T4N, R2E OF THE SLB&M. BEING MORE PART  
DESC AS FOLS: COM AT THE W1/4 COR OF SEC 6, BEG AT A PT WH BEARS E 1266.56 FT AND N  
912.65 FT FRM THE W1/4 SEC COR (STONE IN PLACE) OF SD SEC 6, RUN TH N 490.14 FT, TH N  
85 DEG 35 MIN 00 SEC W 154.74 FT; TH N 17 DEG 18 MIN W 147.15 FT; TH N 48 DEG 50 MIN W  
93.0 FT; TH N 78 DEG 20 MIN W 193.0 FT; TH S 0 DEG 10 MIN E 558.0 FT; TH S 42 DEG 30 MIN E  
233.0 FT; TH S 87 DEG 30 MIN E 298.31 FT TO THE POB. CONT 6.133/6.13 AC, M. OR L. SUBJ TO  
THAT CERTAIN R. OF W & EASEMENT GRANT (QPC 3727) AS RECORDED ON ENTRY #120929 BK  
286 PG 628.

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

E 145939 B 346 P 1043  
Date 02-Oct-2018 09:43AM  
Fee: \$30.00 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 J. WHITEAR 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,

RONNIE B WHITEAR and CHRISTINE WHITEAR, husband and wife as joint tenants

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.

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

00-0071-6785, 01-004-112-01

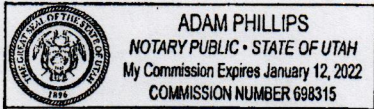
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2018 taxes and thereafter.

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

*Bevan Whitear*  
BEVAN WHITEAR, Sole Trustee

STATE OF UTAH )  
                  *A.S.* )  
                  *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 J. WHITEAR 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"

~~thence East 150.0 feet; thence North 150.0 feet to point of beginning. Leaving 48.74 acres.~~

Parcel 7. (Serial No. 01-004-119-02)

A part of the Southeast Quarter of the Northwest Quarter of Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian. True Meridian is used as base bearing. Beginning at a point which bears East 1777.65 feet and North 299.0 feet from the West Quarter Section Corner (stone in place) of the said Section 6, and running thence North 4°20' East 593.0 feet; thence South 87°30' East 680.7 feet to the County Road; thence along the West boundary line of said road three courses as follows: South 3°00' West 382.00 feet; thence South 19°52' West 193.0 feet; thence South 57°00' West 61.0 feet; thence leaving road North 86°41' West 172.52 feet; thence North 86°33' West 414.0 feet to the point of beginning. Containing 9.22 acres.

TOGETHER WITH any and all water rights in any way appertaining to the above described real property, including grantors interest in Water Users Claim No. 35-921, Application No. 28687, Certificate No. 7556 as filed in the Utah State Engineer's Office and recorded November 7, 1966, in Book 1 of Water Records, Page 151, in the Office of the Morgan County Recorder. Including Water Right No. 152, Weber River Decree.

SUBJECT TO a reservation of a 20.0 foot wide right-of-way over, through and across South and West boundaries of the above described tract described as follows: Beginning at point which bears East 1777.65 feet and North 299.0 feet from the West Quarter Section Corner of the said Section 6 and running thence North 4°20' East 593.0 feet; thence South 87°30' East 20.0 feet; thence South 4°20' West 592.67 feet; thence South 86°33' East 414.0 feet; thence South 4°20' West 20.0 feet; thence North 86°33' West 434.0 feet to the point of beginning.

LESS M116-688 to A-1 Storage, 1.4 acres.

LESS portion conveyed to Whitear Springs, L.L.C. by deed dated and recorded on January 18, 1996, in Book M0117, Page 229, further described as follows: A tract of land situate in the Northwest Quarter of Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Morgan County, Utah, being more particularly described as follows: Commencing at the West Quarter Corner of said Section 6; thence East 1832.22 feet; thence North 722.37 feet; thence East 361.65 feet; thence South 87°28'03" East 195.00 feet to the true point of beginning; thence North 02°55'29" East 90.0 feet; thence South 87°28'03" East 105.0

~~00074875 BR0117 Page 30~~

feet to the Westerly line of Morgan Valley Drive; thence South 02°55'29" West 113.48 feet along the Westerly line of Morgan Valley Drive; thence 90.0 feet along a curve to the right, having a radius of 988.48 feet, an included angle of 05°13'00", and a long chord bearing South 05°31'59" West 89.97 feet; thence North 38°55'45" West 151.23 feet to the point of beginning. The above described tract of land contains 0.356 acres. The basis of bearing is the centerline of Morgan Valley Drive as dedicated.

Leaving 6.51 acres, more or less.

ALSO EXCEPTING SERIAL NUMBER 01-004-119-02-01 DEEDED TO A-1 CANYON STORAGE.

~~Parcel 8 (Serial No. 01-004-126-01)~~

LESS any amounts Sold

A part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 4 North, Range 1 East; a part of the Southwest Quarter of the Northwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian. True Meridian is used as base bearing. BEGINNING at a point on East boundary line of Gateway Canal right-of-way at a point which bears North 627.0 feet and West 108.0 feet from West Quarter Section Corner of said Section 6 (USBLM set a metal Monument at the position of the old Quarter Section Corner Stone in a 1952 resurvey) and running thence North 72°50' East 327.0 feet along a fence to the brow of a bench; thence along the brow of said bench four courses as follows: South 26°25' East 280.0 feet; South 59°00' East 720.7 feet; South 47°00' East 153.0 feet; South 42°00' East 72.0 feet; thence South 30°00' West 124.0 feet thence South 32°10' West 445.0 feet to the East boundary line of the said Gateway Canal right-of-way; thence along said East boundary line eleven courses as follows: North 18°37' West 99.0 feet; North 47°20' West 177.7 feet; South 42°50' West 70.0 feet; North 47°10' West 288.6 feet; North 33°55' West 546.2 feet; North 56°05' East 30.0 feet; North 28°06' West 128.0 feet; North 22°38' West 137.9 feet; North 36°17' West 65.5 feet; South 53°43' West 30.0 feet; North 36°17' West 76.0 feet to the point of beginning. Containing 13.30 acres. Including all water rights appurtenant thereto.

~~Parcel 9~~

~~Parcel 9 (Serial No. 01-004-112)~~

ALSO

A part of the West Half of Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian. True bearing. Beginning at a point which bears North 0°08' West 663.0 feet from the West Quarter Section Corner Stone of said Section 6, and running thence North 0°08' West 1549.7 feet along the West boundary of said Section 6; thence North 37°30' East 48.0 feet; thence North 79°05' East 304.0 feet; thence North 60°20' East 340.0 feet; thence South 2°30' East 218.0 feet; thence South 52° East 225.0 feet; thence South 0°10' East

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1021.0 feet; thence South 42°30' East 233.0 feet; thence South 87°30' East 855.0 feet; thence South 4°20' West 593.0 feet; thence South 86°33' East 414.0 feet; thence South 36°50' West 225.0 feet; thence South 53° East 15.0 feet into Peterson Creek; thence up said Creek South 30° West 192.0 feet; thence West 243.0 feet; thence South 304.0 feet; thence North 74° West 30.0 feet; thence South 43°22' West 101.3 feet; thence North 35°50' West 240.0 feet; thence North 77°45' West 452.0 feet; thence North 30° East 124.0 feet; thence North 42° West 72.0 feet to a point on the Quarter Section line marked by 2" pipe; thence North 47° West 153.0 feet; thence North 59° West 720.7 feet; thence North 26°25' West 280.0 feet; thence South 72°50' West 216.0 feet to the point of beginning.

EXCEPT part of the North Half of the Southwest Quarter of Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point which is East 1725.5 feet from the West Quarter Corner of said Section 6 and running thence South 82 feet to the Northwest Corner of the Orville C. Duncan Family Trust property as deeded in Book M38, Page 457; thence South along said property 304 feet to the Dean Duncan property as deeded in Book M2, at Page 471; thence North 74° West 30 feet; thence South 43°22' West 101.3 feet; thence North 35°50' West 240 feet; thence North 77°45' West 452 feet; thence North 30° East 124 feet; thence North 42° West 72 feet to a point on the Quarter Section line marked by a 2" pipe; thence East 670 feet along the Quarter Section line to the point of beginning.

EXCEPT therefrom the following parcel deeded to Gary J. Palmer in Book M2, at Page 176. Beginning at a point which bears East 1725.5 feet and South 300.0 feet from the West Quarter Section Corner Stone of said Section 6 and running thence South 86.0 feet; thence North 74°00' West 69.18 feet; thence North 66.93 feet; thence East 66.5 feet to the point of beginning. LESS and excepting any portion lying within the Dean William and Patsy H. Duncan parcel.

TOGETHER with a 20 foot right of way the center line of which is described as follows: Beginning at a point which is 1725.5 feet East and 72 feet South from the West Quarter Corner of Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian and running thence East 245 feet, more or less, to the West line of the Donald Craig Whitear property as deeded in Book M15, at Page 608, and point of termination.

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LESS amounts: Book M25, Page 526, 0.12 acres;  
Book M33, Page 376, .30 acres;  
Book M46, Page 1, 3.94 acres;  
Book M73, Page 582 and 588, 5.715 acres.

*Less Any Amounts Sold*



# 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.

Ramie B. Whitear

Bevan Whitear

Harold Whitear

Madeline R. Patterson

Debbie