

WHEN RECORDED, MAIL TO:  
O Royal Solution, LLC  
314 East 600 South  
Heber City, Utah 84032

13254575  
04/27/2020 01:57 PM \$40.00  
Book - 10934 Pg - 800-806  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
ROYAL SOLUTIONS LLC  
314 EAST 600 SOUTH  
HEBER CITY UT 84032  
BY: MGA, DEPUTY - MA 7 P.

## Quit Claim Deed

Salt Lake County

WHEREAS, O Royal Solutions, LLC, is the owner of that certain real property as described per the Warranty Deed recorded on March 29, 2019, in entry no. 12958650, book 10765, page 1522 on the file in the office of the Salt Lake County Recorder, Tax ID No. 15-27-480-009 and being more particularly described on Exhibit A attached hereto;

WHEREAS, Royal Solutions, LLC, is the owner of that certain real property as described per the Warranty Deed recorded on July 6, 2007, in entry no. 10155333, book 9487, page 9620 on the file in the office of the Salt Lake County Recorder, Tax ID No. 15-27-480-010, and being more particularly described on Exhibit B attached hereto;

WHEREAS, Royal Solutions, L.L.C., is the owner of that certain real property as described per the Quit Claim Deed recorded on October 11, 2001, in entry no. 8026710, book 8510, page 1841 on the file in the office of the Salt Lake County Recorder, Tax ID No. 15-27-480-018, and being more particularly described on Exhibit C attached hereto;

WHEREAS, Royal Solutions, L.L.C., is the owner of that certain real property as described per the Warranty Deed recorded on January 5, 2018, in entry no. 12693226, book 10636, page 4247 on the file in the office of the Salt Lake County Recorder, Tax ID No. 15-27-480-020, and being more particularly described on Exhibit D attached hereto;

WHEREAS, O Royal Solutions, LLC, and Royal Solutions, LLC, desire to consolidate their existing parcels of land. **Therefore, the purpose of this quit claim deed is to consolidate Tax Parcels 15-27-480-009, 15-27-480-010, 15-27-480-018, and 15-27-480-020 into one overall parcel legal description and Tax ID number.**

NOW, THEREFORE, in consideration of the above stated O Royal Solutions, LLC, and Royal Solutions, LLC, hereby QUIT CLAIM to O Royal Solutions, LLC, Grantee, for the sum of \_\_\_\_\_ (Ten) \$10.00 \_\_\_\_\_, Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

Continued on page 2

Combined and Consolidated Parcel Description:

A Parcel of land being located within the Southeast Quarter of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said parcel of land being more particularly described as follows:

Beginning at a point on the south right of way line of 3300 South Street which point is North 0°10'11" West 850.836 feet along the Section Line and South 89°49'49" West 93.254 feet from the Southeast corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 1°00'26" East 91.35 feet; thence North 85°45'25" East 29.46 feet; thence South 0°29'26" East 51.57 feet; thence North 88°56'07" East 1.83 feet; thence South 1°03'10" East 249.08 feet; thence South 1°03'10" East 136.18 feet; thence South 89°08'20" West 47.62 feet to a point on the easterly bank of the Brighton-North Point Canal and a point of non-tangency with a 125.00 foot radius curve to the left (radius point bears South 83°20'30" West); thence along said bank the following four (4) courses: (1) Northwesterly 55.79 feet along the arc of said curve (Chord bears North 19°28'21" West 55.33 feet) to the point of compound curvature with a 50.00 foot radius curve; (2) Northwesterly 36.91 feet along the arc of said curve (Chord bears North 53°24'25" West 36.08 feet) to a tangent line; (3) North 74°33'11" West 54.31 feet to the point of curvature with a 70.00 foot radius curve to the right; (4) Northwesterly 27.05 feet along the arc of said curve (chord bears North 63°28'57" West 26.88 feet); thence South 89°58'20" West 30.54 feet; thence North 5°51'40" West 376.61 feet along the east bank of a canal to a point on the southerly right of way line of 3300 South Street, said point being on the arc of a 1372.40 foot radius curve to the right the center of which bears South 18°50'33" East thence easterly along said southerly line and the arc of said curve a distance of 206.89 feet (Chord bears North 75°28'35" East 206.69 feet) to the point of beginning.

Contains: 93,463 square feet or 2.145 acres

**EXHIBIT A**  
Warranty Deed  
Entry No. 12958650

Beginning at a point which is North 0°08'45" West along the Section Line 709.99 feet and South 89°51'15" West 62.24 feet from the County Monument at the Southeast Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°58'04" West 166.78 feet; thence North 0°48'45" West 111.76 feet to a point on the southerly line of 3300 South Street, said point being on the arc of a 1372.393 foot radius curve the center of which bears South 16°00'36" East thence easterly along said southerly street line and the arc of said curve to the right through a central angle of 5°50'29" a distance of 139.92 feet; thence South 0°0'51" East 91.35 feet; thence North 89°48'50" East 31.19 feet more or less to a chain link fence; thence South 01°02'54" East along said fence 49.19 feet to the point of beginning.

Continued on page 3

**EXHIBIT B**

Warranty Deed  
Entry No. 10155333

Parcel 1:

Beginning at a point on the South Line of 33rd South Street which point is North 0°50' West 860.674 feet along the Section Line and South 89°01' West 82.925 feet from the Southeast Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°01' West 204.00 feet; thence southwesterly 1.30 feet along the arc of a 498.84 foot radius curve to the left whose central angle is 0°08'50"; thence South 5°50' East 433.67 feet along the east bank of a canal; thence East 167.52 feet; thence North 0°50' West 435.00 feet to the point of beginning.

Parcel 2:

Beginning at a point on the West boundary of Granger-Hunter Improvement District well property, said point also lying on the south edge of an asphalt paved parking lot, which is West, along the South boundary of Section 27, 84.16 feet and North 0°50' West along said West boundary of well property 450.4 feet from the Southeast Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence North 0°50' West along the present boundary of afore said Granger-Hunter well property, 298.9 feet to a point common to the south boundary of Mountain Fuel Supply Company property and the north edge of afore said asphalt paved parking lot; thence East line said South boundary 31.50 feet to a chain link fence; thence South 1°01'30" East along said fence, 298.9 feet to the present end of said fence; thence West 32.5 feet to the point of beginning.

All less and excepting the following:

Beginning at a point which is North 0°08'45" West along the Section Line 709.99 feet and South 89°51'15" West 62.24 feet from the County Monument at the Southeast corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian, thence south 88°58'04" west 166.78 feet; thence north 0°48'45" west 111.76 feet to a point on the southerly line of 3300 South Street, said point also being on the arc of a 1372.393 foot radius curve the center of which bears South 16°00'36" East; thence easterly along said southerly street line and the arc of said curve to the right through a central angle of 5°50'29", a distance of 139.92 feet to a chain link fence; thence along said fence South 0°51'40" East 91.35 feet and thence North 89°48'50" East 29.84 feet; thence South 1°02'54" East 49.19 feet to the point of beginning.

Also less and excepting:

Beginning on the southerly right of way line of existing 33rd South Street at the Northeast corner of said entire tract, which is approximately 843 feet North and 82 feet West from the Southeast Corner of said Section 27; thence southerly 14 feet, more or less along the Easterly boundary line of said entire tract to the point 60.0 feet radially distance southerly from the center line of said project; thence Westerly 220 feet, more or less, along the arc of a 1372.40 foot radius curve to the left to the westerly bank of the Brighton and North Point

Continued on page 4

Irrigation Canal (note: tangent to said curve at its point of beginning bears approximately South 79°52' West); thence northerly 53 feet, more or less, along said westerly bank to said southerly right of way line; thence Easterly 245 feet, more or less, to said southerly right of right line to the point of beginning.

**EXHIBIT C**  
Quit Claim Deed  
Entry No. 8026710

A parcel of land located in the Southeast Quarter of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a corner point on the South line of that certain parcel of land described in Book 8103 at Page 2597 in the Office of the Salt Lake County Recorder, which point is 84.16 feet South 89°50'13" West along the Section Line and 460.64 feet North 0°50'00" West from the Southeast Corner of said Section 27 (as retraced from the monument tie sheet for said Southeast Corner and recorded as monument no. 1s1w2701 in the Office of the Salt Lake County Surveyor), and running thence along the south line of said parcel of land described in Book 8103 at Page 2597 North 90°00'00" East 32.50 feet to the West line of Salt Lake County Parcel no. 15-27-480-008; thence South 1°01'30" East 136.18 feet along said line; thence South 89°10'00" West 47.62 feet to a point on the westerly bank of the Brighton-North Point Canal and a point of non-tangency with a 125.00 foot radius curve to the left (radius point bears South 83°20'30" West); thence along said bank the following three (4) courses: (1) Northwesterly 55.79 feet along the arc of said curve through a central angle of 25°34'28" (Chord bears North 19°26'44" West 55.33 feet) to the point of compound curvature with a 50.00 foot radius curve; (2) Northwesterly 36.91 feet along the arc of said curve through a central angle of 42°17'34" (Chord bears North 53°22'45" West 36.08 feet) to a tangent line; (3) North 74°31'31" West 54.31 feet to the point of curvature with a 70.00 foot radius curve to the right; (4) Northwesterly 27.05 feet along the arc of said curve through a central angle of 22°08'40" (Chord bears North 63°27'12" West 26.89 feet) to a point on the south line of said parcel of land described in Book 8103 at Page 2597; thence along said south line North 90°00'00" East 136.98 feet, more or less, to the Northeast corner of that certain parcel of land described in Book 8090 at Page 1293 in the Office of the Salt Lake County Recorder; thence along the northerly extension of the easterly line of said parcel North 0°50'00" West 36.65 feet to the point of beginning.

Continued on page 5

**EXHIBIT D**  
Warranty Deed  
Entry No. 12693226

A parcel of land located in the Southeast Quarter of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a corner point on the South line of that certain parcel of land described in Book 8103 at Page 2597 in the Office of the Salt Lake County Recorder, which point is 84.16 feet South 89°50'13" West along the Section Line and 460.64 feet North 0°50'00" West from the Southeast Corner of said Section 27 (as retraced from the monument tie sheet for said Southeast Corner and recorded as Monument No. 1s1w2701 in the Office of the Salt Lake County Surveyor), and running thence along the South line of said parcel of land described in Book 8103 at Page 2597 North 90°00'00" East 32.50 feet to the West line of Salt Lake County Parcel No. 15-27-480-008; thence South 1°01'30" East 136.18 feet along said line; thence South 89°10'00" West 32.95 feet to a point on the East line of that certain parcel of land described in Book 8090 at Page 1293 in the Office of the Salt Lake County Recorder; thence along the said line and the Northerly extension thereof North 0°50'00" West 136.65 feet to the point of beginning.

Continued on page 6

IN WITNESS WHEREOF, said Claude R. Hicken has caused this instrument to be executed by its proper officers thereunto duly authorized, this 8 day of April, A.D. 20 20.

STATE OF Nevada )  
 ) ss.  
COUNTY OF Clark )

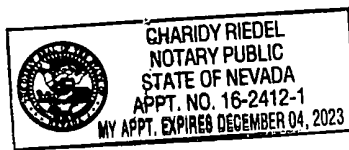
O Royal Solutions, LLC,

By Claude R. Hicken  
Manager

On the date first above written personally appeared before me, Claude R. Hicken, who, being by me duly sworn, says that he is the Manager of O Royal Solutions, LLC, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said \_\_\_\_\_ acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Charidy Riedel  
Notary Public



Continued on page 7

IN WITNESS WHEREOF, said Claude R Hicken has caused this instrument to be executed by its proper officers thereunto duly authorized, this 8 day of April, A.D. 2020.

STATE OF Nevada )  
 ) ss.  
COUNTY OF Clark )

Royal Solutions, LLC  
By Claude R. Hicken  
Manager

On the date first above written personally appeared before me, Claude R. Hicken, who, being by me duly sworn, says that he is the Manager of Royal Solutions, LLC, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said \_\_\_\_\_ acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Charidy Riedel  
Notary Public

