



W3044936

Mail Recorded Deed and Tax Notice To:
Sanctuary Utah, LLC, a Utah limited liability company
P.O. Box 980400
Park City, UT 84098-0400

E# 3044936 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
02-Apr-20 1110 AM FEE \$46.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 109770-ETF

SPECIAL WARRANTY DEED

Sanctuary Utah, LLC, a Utah limited liability company formerly known as Sanctuary Ranch Utah, LLC, a Utah limited liability company

GRANTOR(S) of Park City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Sanctuary Utah, LLC, a Utah limited liability company

GRANTEE(S) of ^{Park City} State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 21-126-0001, 21-126-0003, 21-126-0006, 21-126-0011, 21-130-0001, 21-130-0003, 21-130-0004, 21-130-0006, 21-001-0014, 21-001-0015, 23-012-0022, 20-169-0001, and 20-169-0002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

EXHIBIT A
Legal Description

PARCEL 1:

Lot 1, THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on July 16, 2013 as Entry No. 2645602 in Book 74 at Page 31.

PARCEL 2:

Intentionally deleted by Title Company

PARCELS 3 through 12:

Lots 3, 6 and Private Roadways within THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on July 16, 2013 as Entry No. 2645602 in Book 74 at Page 31. Lots 4, 5, 7 and 8 within THE SANCTUARY FIRST AMENDMENT SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on May 5, 2014 as Entry No. 2685089 in Book 75 at Page 71. Lots 4 and 5 (the same being the East half of the Northeast quarter) of Section 4, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision. The Northwest quarter of Section 3, Township 6 North, Range 2 East, Salt Lake Base and Meridian. EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision. The Southwest quarter of Section 34, Township 7 North, Range 2 East, Salt Lake Base and Meridian. PARCEL A: A perpetual easement for ingress, egress and utilities over and across the existing 50' private road as more particularly described and conveyed in that certain Right of Way and Easement recorded January 14, 1998 as Entry No. 1515370 in Book 1901 at Page 2685, and in that certain Easement Agreement and Declaration of Covenants recorded September 23, 2004 as Entry No. 2058175 of official records.

PARCEL 13:

Lots 1 and 2, SANCTUARY LAKESIDE SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder on March 11, 2019 as Entry No. 2969264 in Book 85 at Page 10.

PARCEL 14:

Intentionally deleted by Title Company.

Dated this April 1st, 2020.

Sanctuary Utah, LLC, a Utah limited liability company
formerly known as Sanctuary Ranch Utah, LLC, a
Utah limited liability company

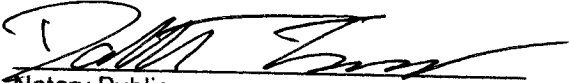


Timothy P. Charlwood, Manager

STATE OF UTAH

COUNTY OF Summit

On the 1st day of April, 2020, personally appeared before me Timothy P. Charlwood, who
acknowledged himself to be the Manager of Sanctuary Utah, LLC, a Utah limited liability company formerly
known as Sanctuary Ranch Utah, LLC, a Utah limited liability company, and that he, as such Manager,
being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

