



**Mail tax notices to and  
when recorded return to:**

The Lodge at Bear Lake, LLC  
Attn: Norm Meham  
PO Box 361  
Garden City, UT 84028

**QUITCLAIM DEED**

**FOR GOOD AND VALUABLE CONSIDERATION**, the receipt and legal sufficiency of which is hereby acknowledged, THE WATERS EDGE PROPERTIES, LLC, a Utah Limited Liability Company (the "Grantor"), hereby **QUITCLAIMS** to THE LODGE AT BEAR LAKE, LLC, a Utah Limited Liability Company (the "Grantee"), all of Grantor's right, title and interest in, the following described property (the "Real Property") situated in Rich County, State of Utah:

**See Exhibit A attached hereto and incorporated by reference.**

The grant and assignment under this deed is made WITHOUT RECOURSE to or against Grantor and WITHOUT ANY REPRESENTATION OR WARRANTY, express or implied. Grantor's rights and interests in the Real Property, if any, are conveyed "as is," "where is," and subject to all faults and defects, and all other liens, claims, and encumbrances.

DATED this 25<sup>th</sup> day of November, 2024.

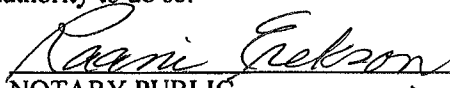
GRANTOR: The Waters Edge Properties, LLC

By: 

Name: John H. Curtis not individually but solely  
in his capacity as Court-appointed Receiver  
in Case No. 230100026

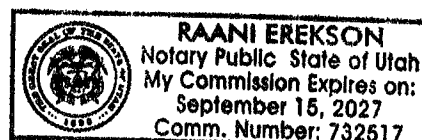
STATE OF UTAH                     )  
  ) §  
COUNTY OF SALT LAKE        )

On the 25<sup>th</sup> day of November, 2024, personally appeared before me, John H. Curtis, not individually but solely in his capacity as Court-appointed Receiver for The Waters Edge Properties, LLC in Case No. 230100026, the signer of the above instrument, who acknowledged to me that he executed the same in that capacity with authority to do so.

  
NOTARY PUBLIC  
Residing at: Salt Lake City

My Commission Expires:

9-15-27



# EXHIBIT A

## Parcel "B" Legal Description

A parcel of Ground located in the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base & Meridian. Described as follows:

Commencing at the Brass Cap Monument found at the West Quarter Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Aluminum Cap found at the West Quarter Corner of Section 16 bears North 00°31'22" East, by record of the Waters Edge Resort Planned Unit Development Phase 3, a distance of 5,414.12 feet (5413.99 feet by record of said P.U.D.); and running Thence North 00°31'22" East 658.526 feet; Thence South 89°28'38" East 1928.231 feet to found bar at the Southwest Corner of Block 6, of the Garden City Survey, (a newly set JSH Bar & Cap set at the location of a previously found bar at the Northwest corner of said block 6 bears North 00°59'30" East 594.067 feet); Thence North 00°59'30" East along the West line of said Block 411.912 feet to the North line of the Waters Edge Resort Planned Unit Development Phase III, 0.422 feet South 88°40'22" East from the by record Northwest Corner of said P.U.D.; Thence South 88°40'22" East 200.003 feet to the point of beginning; and running Thence South 00°59'30" West 102.319 feet; Thence South 89°02'48" East 18.854 feet to the East line of said P.U.D.; Thence North 01°19'41" East 102.194 feet to the Northeast Corner of said P.U.D.; Thence North 88°40'22" West 19.454 feet to the point of beginning.

Containing 1,959 Square Feet or 0.045 Acres More or Less. PT 41-21-411-0001

## Parcel "C" Legal Description

A parcel of Ground located in the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base & Meridian. Described as follows:

Commencing at the Brass Cap Monument found at the West Quarter Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Aluminum Cap found at the West Quarter Corner of Section 16 bears North 00°31'22" East, by record of the Waters Edge Resort Planned Unit Development Phase 3, a distance of 5,414.12 feet (5413.99 feet by record of said P.U.D.); and running Thence North 00°31'22" East 658.526 feet; Thence South 89°28'38" East 1928.231 feet to found bar at the Southwest Corner of Block 6, of the Garden City Survey, (a newly set JSH Bar & Cap set at the location of a previously found bar at the Northwest corner of said block 6 bears North 00°59'30" East 594.067 feet); Thence South 89°05'28" East 281.522 feet to the point of beginning; and running Thence North 00°54'32" East 62.760 feet; Thence South 89°02'48" East 53.569 feet; Thence South 00°59'30" West 62.719 feet; Thence North 89°05'28" West 53.478 feet to the point of beginning.

Containing 33584 Square Feet or 0.0771 Acres. PT 41-21-400-0336

## Parcel "D" Legal Description

A parcel of Ground located in the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base & Meridian. Described as follows:

Commencing at the Brass Cap Monument found at the West Quarter Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Aluminum Cap found at the West Quarter Corner of Section 16 bears North 00°31'22" East, by record of the Waters Edge Resort Planned Unit Development Phase 3, a distance of 5,414.12 feet (5413.99 feet by record of said P.U.D.); and running Thence North 00°31'22" East 658.526 feet; Thence South 89°28'38" East 1928.231 feet to found bar at the Southwest Corner of Block 6, of the Garden City Survey, (a newly set JSH Bar & Cap set at the location of a previously found bar at the Northwest corner of said block 6 bears North 00°59'30" East 594.067 feet); Thence South 89°05'28" East 350.000 feet to the point of beginning; and running Thence South 89°05'28" East 14.000 feet; Thence North 00°59'42" East 62.696 feet; Thence North 89°02'49" West 14.000 feet; Thence South 00°59'30" West 62.707 feet to the point of beginning.

41-21-400-0211

Containing 878 Square Feet or 0.020 Acres.

F.U. BOX 300 O FALLSVILLE, OHIO 44139  
(435) 245-9090 • TOLL FREE 1-888-420-0288 • FAX (435) 245-9888

**ISO 9001**

DATE: 5/14/24  
DRAWN BY: JSH  
JOB NUMBER: 24-006  
SCALE: 1" = 40'  
SECTION: NW 1/4 OF SECTION 21  
TOWNSHIP: 14 N RANGE: 5 E  
OF THE SALT LAKE BASE & MERIDIAN

**SURVEYOR'S CERTIFICATE**

I, Jeff S. Hansen, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 3526023 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plot is a true and correct representation of said survey to the best of my knowledge and belief.

THE LODGE • BEAR LAKE LLC  
41-21-400-0302

**THE LODGE 2 BEAR LAKE LLC  
OVERALL PARCEL  
3,480,577 S.F.  
7.990 ACRES**

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THE LODGE • BEAR LAKE LLC  
41-21-400-0306

## Land Swap and Easement Survey