

Recorded 17-Dec-2024 Filing No.108351  
At 09:52 AMh Book 13 Page 119  
Fee \$40.00 Kaia Bowden Rich County Recorder  
For COTTONWOOD TITLE INSURANCE AGENCY, INC.



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

**John H. Curtis  
Rocky Mountain Advisory  
2 Main, Suite 500  
Salt Lake City, UT 84101**

**Affecting 2023 Tax Roll Nos.  
41-21-400-0302 and 41-21-400-0071**

## **QUITCLAIM DEED**

**FOR GOOD AND VALUABLE CONSIDERATION**, the receipt and legal sufficiency of which is hereby acknowledged, ARETE LAND COMPANY, LLC, a Utah Limited Liability Company (the "Grantor"), hereby **QUITCLAIMS** to THE WATERS EDGE PROPERTIES, 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 RE COURSE 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: Arete Land Company, 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 )  
§ )

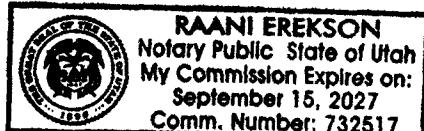
On the 25<sup>th</sup> day of November, 2024, personally appeared before me, **John H. Curtis**, not individually but solely in his capacity as Court-appointed Receiver for Arete Land Company, LLC in Case No. 230100026, the signer of the above instrument, who acknowledged to me that he executed the same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

Ram Eroon  
NOTARY PUBLIC  
Residing at: Salt Lake City

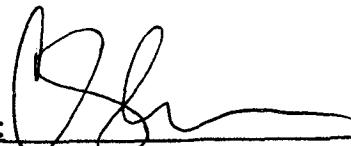
### **My Commission Expires:**

9-15-27

{00238016.DOC / 2}



GRANTOR: Arete Land Company, LLC

By:   
Christofer Shurian  
Manager

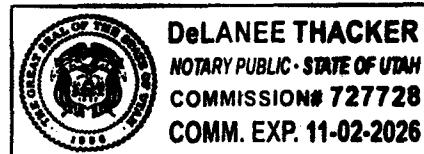
STATE OF UTAH )  
COUNTY OF Utah )  
                    )§

On the 25 day of November, 2024, personally appeared before me, **Christofer Shurian, not individually but solely in his capacity as Manager of Arete Land Company, LLC**, 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: Orem, Utah

My Commission Expires:

11/02/2026



# EXHIBIT A

## Lake Residences Add On 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 the JSH Brass Cap 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 5,413.99 feet; and running Thence North 00°31'22" East 708.97 feet; Thence South 80°00'00" East 2225.28 feet to the Southwest Corner of the Lake Residences at Bear Lake Phase 8A; Thence following the South line of said Residences the following three courses, 1) South 89°02'48" East 20.33 feet; 2) Thence North 00°57'12" East 0.33 feet; 3) Thence South 89°02'48" East 33.26 feet to property line and the point of beginning; And running Thence South 00°59'42" West 73.05 feet; Thence South 89°05'16" East 14.00 feet; Thence North 00°58'42" East 298.88 feet; Thence North 88°44'57" West 68.76 feet; Thence South 00°57'12" West 4.00 feet to property line; Thence South 88°44'57" East along property line 54.75 feet to property corner; Thence South 00°59'42" West 221.92 feet along property line to the point of beginning.

## Lake Residences Easement Area Add On 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 the JSH Brass Cap 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 5,413.99 feet; and running Thence North 00°31'22" East 934.02 feet; Thence South 80°00'00" East 2110.58 feet to the point of beginning; And running Thence South 89°02'54" East 90.98 feet; Thence North 01°19'17" East 21.00 feet; Thence North 89°02'54" West 90.98 feet; Thence South 01°21'03" West 20.53 feet to the point of beginning.

Affecting 2023 Tax Roll No.s : 41-21-400-0302; 41-21-400-0306; 41-21-400-0071