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Rhonda Francis Summit County Recorder

06/03/2022 12:40:28 PM Fee \$40.00

By FIDELITY NATIONAL TITLE AGENCY OF UTAH, LLC (104
Electronically Recorded

**WHEN RECORDED RETURN TO AND
MAIL TAX NOTICES TO:**

Swift Creek Ranch, LLC
2755 East Cottonwood Parkway #450
Salt Lake City, UT 84121

File No.: FTUT2200106

WARRANTY DEED

**Swift Creek Ranch, LLC, a Utah Limited Liability Company who erroneously took title as Swift
Creek Ranch, LLC, a Nevada Limited Liability Company**

Grantors,

City of Kamas, County of Summit, State of Utah, hereby CONVEY and WARRANT to

Swift Creek Ranch, LLC, a Utah Limited Liability Company

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following
described tract(s) of land in Kamas, State of Utah:

For APN/Parcel ID(s): CD-193

A tract of land located in the South 1/2 of Section 12, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a basis of bearing taken as North 00°33'00" West between the Southwest corner and the West Quarter corner of said Section 12 as monumented by existing BLM Caps described as follows: Beginning at the Southwest corner of Section 12, Township 1 South, Range 6 East, Salt Lake Base and Meridian said point being an existing BLM Monument and running thence North 0°22'00" West 488.68 feet along the section line to a point on Parcel CD-193-E-1; thence North 33°07'52" East 35.26 feet along said parcel; thence North 11°11'30" West 44.39 feet along said parcel; thence North 56°36'12" West 13.38 feet along said parcel to a point on the Section line; thence North 0°22'00" West 203.88 feet along the section line more or less to the Southerly line of Parcel CE-193-C; the next (11) courses are to and along the following parcels of land: CD-193-C, CD-193-B, CD-193-A and CD-194-A; thence North 65°28'26" East 91.93 feet; thence North 54°54'50" East 145.44 feet; thence North 46°22'51" East 223.05 feet; thence North 33°07'41" East 116.57 feet; thence North 62°41'52" East 259.31 feet; thence North 12°23'18" East 250.65 feet; thence North 47°32'57" East 551.85 feet; thence North 12°13'40" East 242.20 feet; thence North 0°12'45" East 82.77 feet; thence North 37°15'10" East 51.47 feet; thence North 54°00'00" East 22.72 feet; thence South 1°46'16" East 584.52 feet to and along the Westerly line of Parcel CD-192-A; thence South 47°57'09" East 140.78 feet along said line; thence South 55°41'57" East 66.34 feet along said line; thence South 34°27'05" West 144.33 feet; thence South 0°16'28" East 109.38 feet more or less to an existing rebar marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 12; thence North 89°56'46" East 1320.07 feet to a rebar marking the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 12; thence South 89°55'56" East 1316.63 feet to a rebar marking the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 12; thence South 0°01'29" East 1321.19 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 12; thence North 89°41'56" West 1313.03 feet to the South Quarter corner of said Section 12; thence North 89°56'32" West 1317.97 feet to the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 12; thence North 89°56'32" West 1317.98 feet to the point of Beginning.

WARRANTY DEED
(continued)

The following is shown for information purposes only:

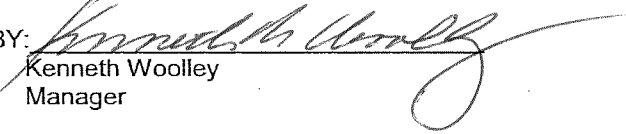
Tax ID/Parcel No.: CD-193

More Commonly Known as: 2504 East South Fork Canyon Road, Kamas, UT 84036

Subject to property taxes for the year and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Swift Creek Ranch, LLC

BY: 
Kenneth Woolley
Manager

State of UTAH

County of SALT LAKE

On this 2 day of June, in the year 2022, before me, Scott Warner a notary public, personally appeared Kenneth Woolley, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of Swift Creek Ranch, LLC and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Kenneth Woolley acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

Signature: 

(Seal)

