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Rhonda Francis Summit County Recorder

02/17/2023 11:23:03 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed & Tax Notice To:  
Thomas P. Erhart, D.O., P.C. Profit Sharing Plan  
under Trust Agreement signed November 13, 2022  
921 Dune Rd.  
Westhampton, NY 11978



File No.: 159302-PCF

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## WARRANTY DEED

Wohali Land Estates LLC, a Utah limited liability company

**GRANTOR(S)** of Park City, State of Utah, hereby Conveys and Warrants to

Thomas P. Erhart, D.O., P.C. Profit Sharing Plan under Trust Agreement signed November 13, 2022

**GRANTEE(S)** of Westhampton, State of New York

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

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** WOH-1-14 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 14th day of February, 2023.

Wohali Land Estates LLC, a Utah limited liability company

BY: 

David Boyden  
Authorized Manager

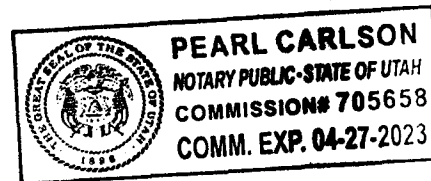
STATE OF UTAH

COUNTY OF SALT LAKE

On the 14th day of February, 2023, before me, personally appeared David Boyden, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Wohali Land Estates LLC, a Utah limited liability company.



Notary Public



**EXHIBIT A**  
**Legal Description**

Lot 14, WOHALI PHASE 1 SUBDIVISION, according to the official plat thereof as recorded in the office of the Summit County Recorder.

TOGETHER WITH perpetual non-exclusive and continuous easements and rights-of-way for (a) Primary Access Road; (b) Secondary Access Road; (c) Temporary Construction Access Roads and (d) West Loop Access Road, and Utility Easements all as more specifically defined in that certain Access and Utility Easement Agreement recorded July 7, 2020 as Entry No. 1136110 in Book 2581 at Page 1150 of official records of Summit County, State of Utah.