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Rhonda Francis Summit County Recorder

11/29/2023 02:46:34 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed & Tax Notice To:  
Deer Meadows Ranch, LLC  
155 North 400 West, Suite 580  
Salt Lake City, UT 84103



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## WARRANTY DEED

Steven Smith, married man,

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

Deer Meadows Ranch, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Salt Lake 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 **Summit County**, State of Utah:


**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** OT-255-A-LLA-B, OT-255-B, OT-258, CD-258 (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 November 20, 2023

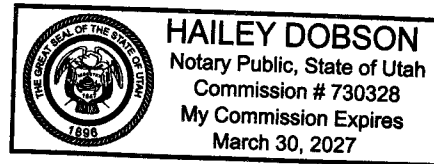
  
\_\_\_\_\_  
Steven Smith

STATE OF UTAH

COUNTY OF SALT LAKE

On this 20 day of November, 2023, before me, personally appeared Steven Smith, 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.

  
\_\_\_\_\_  
Notary Public



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

**PARCEL 1:**

Commencing at a point 5285.94 feet East of the Southwest corner of Section 16 and said point is also 5289.48 feet North 89°52' West of the Southeast corner of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian. Said point is the location of the lost section corner common to Sections 15, 16, 21 and 22; thence North 1315.5 feet and West 855.3 feet to an old fence post and point of beginning; thence North 0°11'50" East 351 feet along an old fence to edge of County Road; thence North 89°16'18" West 33 feet, along said road; thence South 0°5'43" West 351 feet; thence South 11°41'12" East 211.15 feet along an existing fence; thence South 11°36'15" East 253.5 feet along an existing fence; thence South 11°22'27" East 613.9 feet along said fence; thence South 11°02' East 403.34 feet; thence South 10°34'58" East 505.41 feet; thence South 9°36'38" East 669.61 feet to an old cedar post; thence South 9°36'38" East 362.63 feet; thence North 43°12'18" East 464.88 feet; thence North 10°43'54" West 808.09 feet along an existing fence to an old post; thence North 10°10'40" West 151.16 feet along an existing fence; thence South 51°04'05" West 71.98 feet; thence North 10°19'47" West 401.87 feet along an existing fence; thence North 10°01'21" West 810.37 feet; thence North 52°11' West 277.84 feet along an existing fence; thence North 46°74' West 186.83 feet; thence North 10°10'04" West 241.48 feet, more or less, to the point of Beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Commencing at a point 5285.94 feet East of the Southwest corner of Section 16 and said point is also 5289.48 feet North 89°52' West of the Southeast corner of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian. Said point is the location of the lost section corner common to Sections 15, 16, 21, and 22; thence North 1103.77 feet and West 842.81 feet to an old cedar post on an old fence line, said point being the true point of beginning; thence South 46°74" East 44.75 feet; thence North 10°10'4" West 241.48 feet to an old fence post; thence North 0°11'50" East 366.08 feet along an old fence to edge of County road; thence North 89°16'18" West 33.04 feet along edge of County road to a fence post; thence South 0°5'43" West 366.40 feet along an old fence line; thence along said fence South 11°41'12" East 211.15 feet to the point of Beginning.

**PARCEL 1A:**

A right of way for ingress and egress in common with others over, along and across the following described property:

Commencing at a point 5285.94 feet East of the Southwest corner of Section 16 and said point is also 5289.48 feet North 89°52' West of the Southeast corner of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian. Said point is the location of the lost section corner common to Sections 15, 16, 21, and 22; thence North 1103.77 feet and West 842.81 feet to an old cedar post on an old fence line, said point being the true point of beginning; thence South 46°74" East 44.75 feet; thence North 10°10'4" West 241.48 feet to an old fence post; thence North 0°11'50" East 366.08 feet along an old fence to edge of County road; thence North 89°16'18" West 33.04 feet along edge of County road to a fence post; thence South 0°5'43" West 366.40 feet along an old fence line; thence along said fence South 11°41'12" East 211.15 feet to the point of Beginning

**PARCEL 2:**

Beginning at the West quarter corner of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence South a distance of 1023.71 feet; thence West a distance of 351.59 feet to the point of beginning; thence South 13°22'22" East a distance of 2643.22 feet to the Weber River; thence South 68°39'00" West along the Weber River a distance of 334.89 feet; thence North 10°56'15" West a distance of 574.10 feet; thence North 10°10'40" West a distance of 151.16 feet; thence South 51°04'05" West a

distance of 71.98 feet; thence North 10°19'47" West a distance of 401.87 feet; thence North 10°01'21" West a distance of 810.37 feet; thence North 09°41'07" West a distance of 541.52 feet; thence North 89°10'13" West a distance of 305.25 feet; thence North 0°11'50" East a distance of 366.08 feet to the Southerly boundary of Weber Canyon Road; thence along said road South 83°14'16" East a distance of 236.05 feet; thence along said road South 80°41'12" East a distance of 269.51 feet to the point of Beginning.

**PARCEL 3:**

Beginning at the West quarter corner of Section 15, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence South a distance of 1163.10 feet; thence East a distance of 191.12 feet to the point of beginning, said point being at the intersection of the Southerly boundary of Weber Canyon Road, and the center line of Whites Creek; thence along said creek the following 11 distances; thence South 04°56'02" East a distance of 204.80 feet; thence South 07°16'07" West a distance of 89.10 feet; thence South 12°46'26" West a distance of 236.69 feet; thence South 02°42'33" East a distance of 183.53 feet; thence South 09°28'06" East a distance of 255.08 feet; thence South 64°40'03" East a distance of 80.66 feet; thence South 11°29'00" West a distance of 115.73 feet; thence South 68°16'44" East a distance of 55.76 feet; thence South 14°17'39" East a distance of 130.46 feet; thence South 04°21'51" East a distance of 210.45 feet; thence South 60°49'07" East a distance of 136.10 feet to the Weber River, and along the Weber River the following four courses; thence South 0°09'00" East a distance of 185.00 feet; thence South 26°13'00" East a distance of 275.50 feet; thence South 03°49'00" West a distance of 352.80 feet; thence South 68°39'00" West a distance of 325.81 feet; thence North 13°22'22" West a distance of 2643.22 feet; thence South 80°41'12" East along the Southerly boundary of the Weber Canyon Road a distance of 259.75 feet to the beginning of a curve; thence along the arc of a 920.00 foot radius curve to the right 303.86 feet (chord bearing & distance of said curve being South 71°13'30" East 302.48 feet) to the point of Beginning.

**PARCEL 4:**

A tract of Land being part of Section 16 and Section 21 of Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89°31'24" East 1162.34 feet along the Section line and North 1527.92 feet from the North 1/4 Corner of Section 21, Township 1 South, Range 6 East, Salt Lake Base and Meridian (said point being on the right of way line of Weber Canyon Road) and running thence South 07°41'53" East 188.93 feet; thence North 89°59'00" East 202.54 feet; thence North 12°23'45" West 118.64 feet; thence North 77°09'15" East 20.00 feet more or less to Parcel OT-3-C; thence South 12°50'45" East 79.80 feet along said parcel; thence South 11°34'08" East 43.39 feet along said parcel; thence North 89°59'00" East 175.97 feet along said parcel; thence North 05°48'42" West 349.38 feet along said parcel more or less to Weber Canyon Road; thence North 77°53'28" East 71.78 feet; thence North 87°11'49" East 146.15 feet; thence South 00°19'52" East 369.79 feet; thence South 12°39'24" East 206.95 feet; thence South 11°14'30" East 394.37 feet; thence South 12°01'23" East 539.41 feet; thence South 11°31'06" East 288.95 feet; thence South 08°31'40" East 465.76 feet; thence South 11°14'18" East 756.30 feet; thence South 09°25'46" East 61.75 feet; thence South 78°55'21" West 709.93 feet; thence North 06°54'45" West 434.20 feet; thence North 34°54'12" East 160.30 feet; thence North 11°21'35" West 825.00 feet; thence South 78°38'25" West 538.64 feet; thence North 11°07'15" West 1000.00 feet; thence North 10°33'37" West 183.77 feet; thence North 13°50'37" West 104.61 feet; thence North 55°29'28" East 314.25 feet; thence North 34°12'07" West 119.47 feet more or less to Weber Canyon Road; thence North 57°18'12" East 334.54 feet along said road to the point of beginning.