

Atlas Title  
File # 39555

01232256 B: 2851 P: 1252  
Page 1 of 3  
Gregory R. Wolbach, PLS  
Summit County Recorder-Surveyor  
03/05/2025 09:22:27 AM Fee \$40.00  
By ATLAS TITLE - HEBER CITY  
Electronically Recorded

## ***Corporate Warranty Deed***

Grantor: Premium Funding, LLC, a Utah limited liability company

hereby

### **CONVEY AND WARRANT**

to:

Grantee: Anchor & Hope, L.L.C.

Mail Tax Notice to: 4756 Spring Meadow Circle, Bountiful, Utah 84010

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within **SUMMIT** County, State of **UTAH** to wit:

### **SEE ATTACHED LEGAL DESCRIPTION**

Together with all appurtenances thereunto belonging.

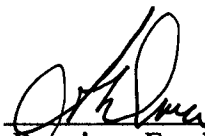
This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

The officer(s) who sign this deed hereby certify that this deed and the transfer represented thereby is duly authorized under a resolution duly adopted by all those needed to authorize the transfer.

WITNESS THE HAND OF SAID GRANTOR THIS 28<sup>th</sup> DAY OF FEBRUARY 2025.

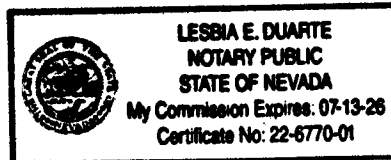
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)   
) Premium Funding, LLC, a Utah limited liability  
) company  
) By: James C Davis, Manager

State of Nevada )  
County of )

On this 23<sup>rd</sup> day of February 2025, personally appeared before me James C Davis, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Manager of Premium Funding, LLC, a Utah limited liability company, the Corporation that executed the foregoing instrument and that said document was signed in behalf of said corporation by authority of its bylaws (or of a Resolution of its Officers), and he acknowledged to me that said corporation executed the same.





Notary Public

Said property being located in Section 19 and 20, Township 1 South, Range 5 East, Salt Lake Meridian.

Lot 22, more particularly described as follows:

Beginning at a point that is North 0°33'57" East along the West Section Line of Section 19, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah 4598.566 feet and due East 2783.151 feet from the Southwest corner of said Section 19 (said Southwest corner bearing South 0°33'57" West from the Northwest corner and being the basis of bearing for this description); thence North 76° East 1842.935 feet; thence South 20°47'18" East 426.315 feet; thence South 43°01'30" East 718.140 feet; thence South 24° East 478.514 feet; thence South 72°08'07" West 351.581 feet; thence North 84°35'46" West 371.652 feet; thence South 72°53'50" West 204.022 feet; thence South 44°12'55" West 202.691 feet; thence North 53° West 1982.319 feet to the point of beginning.

Together with and Subject to a 50 foot right-of-way designated as Right-of-Way "E" and "F".

Right-of-Way "E":

A 50 foot right-of-way, 25 feet on each side of its centerline, described as follows: Beginning at a point on the Northerly right-of-way line of State Highway No. 196, said point being South 0°06'48" East along the section line 218.745 feet and North 58°51' East 670.250 feet from the Southwest corner of Section 20, Township 1 South, Range 5 East, Salt Lake Base and Meridian, which corner is North 89°23'18" East (used as the basis of bearing in this description) from the Northeast corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian; thence North 31°00' West 566.366 feet; thence North 43°00' West 620.00 feet; thence North 50°30' West 475.00 feet; thence North 86°18'55" West 588.992 feet; thence South 85°30' West 84.652 feet; thence North 3°22'59" East 1016.772 feet; thence North 7°29'45" East 574.913 feet; thence North 17°54'16" East 341.541 feet; thence North 44°12'55" East 258.118 feet; thence North 72° 53'50" East 204.022 feet; thence South 84°35'46" East 371.652 feet; thence North 72°08'07" East 635.649 feet; thence North 54°41'42" East 1574.587 feet; thence North 34°50'27" East 621.390 feet; thence North 55°36'04" East 672.625 feet; thence North 73°21'40" East 908.020 feet; thence North 58°21'44" East 1239.163 feet; thence North 42°18'58" East 906.091 feet; thence North 74°30' East 356.746 feet to its point of intersection with the centerline of another 50 foot rightof- way running North-South.

Right-of-Way "F":

A 50 foot right-of-way, 25 feet on each side of its centerline, described as follows: Beginning at a point which is North 89° 38'12" East along the section line 140.451 feet and due North 3626.185 feet from the Southwest corner of Section 20, Township 1 South, Range 5 East, Salt Lake Base and Meridian, which corner is North 89°23'18" East (used as the basis of bearing in this description) from the Northwest corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian; thence North 24°00' West 278.514 feet; thence North 43°01'30" West 718.140 feet; thence North 20°47'18" West 577.602 feet; thence North 6°52'29" West 710.106 feet; thence North 7°20'35" East 978.021 feet; thence North 7° 16'30" West 236.907 feet; thence North 52°45'55" West 157.003 feet; thence North 36°19'37" West 422.019 feet; thence North 18°46'41" West 264.055 feet; thence North 3°48'51" West 601.332 feet; thence North 24°13'40" West 219.317 feet to a point which is North 89°23'18" East along the section line 3902.797 feet and due North 2125.830 feet from the Northwest corner of Section 19, Township 1 South, Range 5 East, Salt Lake Base and Meridian

Tax ID No. SS-70-10