

WHEN RECORDED RETURN TO:

Larry G. Moore
RAY QUINNEY & NEBEKER P.C.
36 South State Street, Suite 1400
P.O. Box 45385
Salt Lake City, Utah 84145-0385

12655701
11/9/2017 12:48:00 PM \$18.00
Book - 10618 Pg - 1123-1127
ADAM GARDINER
Recorder, Salt Lake County, UT
RAY QUINNEY & NEBEKER
BY: eCASH, DEPUTY - EF 5 P.

Tax Serial No. 24-27-226-069

**CORRECTIVE
AND CONFIRMING
SPECIAL WARRANTY DEED**

SOLITUDE MOUNTAIN INVESTORS, LLC, a Utah limited liability company (“Grantor”) for Ten Dollars and other valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but not otherwise, to SOLITUDE MOUNTAIN INVESTORS, LLC, a Utah limited liability company (“Grantee”), of 12076 E. Big Cottonwood Canyon, #311, Solitude, Utah 84121, all of Grantor’s right, title, and interest in the following described real property located in Salt Lake County, State of Utah, and formerly described as set forth on Exhibit “B” attached hereto and incorporated herein,

WHICH PARCEL OF REAL PROPERTY IS MORE CORRECTLY DESCRIBED AS SET FORTH ON EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN,

Such conveyance being subject to, and together with easements, conditions, restrictions, covenants, rights of way and other matters of record, and liens for unpaid property taxes and assessments.

THIS CORRECTIVE AND CONFIRMING DEED IS RECORDED FOR THE PURPOSE OF CONFIRMING THE CORRECTNESS AND ACCEPTANCE OF THE LEGAL DESCRIPTION IN THAT CERTAIN CORRECTIVE SPECIAL WARRANTY DEED PREVIOUSLY RECORDED OCTOBER 31, 2017 AS ENTRY NO. 12649068 IN BOOK 10615 AT PAGE(S) 1582-1586 ET SEQ. OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY, UTAH RECORDER’S OFFICE.

DATED this 9th day of November, 2017.

“Grantor”

SOLITUDE MOUNTAIN INVESTORS,
LLC, a Utah limited liability company

Gary L. DeSeelhorst
Gary L. DeSeelhorst, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 9th day of November, 2017, personally appeared before me Gary L. DeSeelhorst, who acknowledged to me that he executed the foregoing instrument in his capacity as duly authorized Manager of Solitude Mountain Investors, LLC, a Utah limited liability company.



Jacqueline D. Sears
Notary Public

SEAL

1432710v1/LGM

EXHIBIT "A"

SURVEYED DESCRIPTION:

A parcel of land lying and situate in the Giles Flat Mining Claim (U.S. Mineral Survey 4960), being a part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, described as Parcel Eight in that certain Special Warranty Deed recorded as Entry 11777225 in Book 10199, at Page 9405 of the Salt Lake County Records. Basis of Bearing for subject parcel being North 89°48'56" West 1309.22 feet (measured) between the G.L.O. brass cap monuments monumentalizing the North Line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter of the Northeast Quarter of said Section 27, thence South 23°34'03" West 178.83 feet; Thence South 29°10'00" West 619.22 feet coincident with the westerly line of said Giles Flat Mining Claim to corner number 3 thereof; Thence South 48°09'36" East 450.00 feet coincident with the southerly line of said mining claim; Thence North 29°08'48" East 174.71 feet coincident with the east line of Tax Parcel 24-27-202-008 as depicted on Record of Survey S2009-02-0086 on file with the Salt Lake County Surveyor to the TRUE POINT OF BEGINNING;

Thence continuing North 29°08'48" East 170.90 feet coincident with the east line of said Tax Parcel, Record of Survey and the prolongation thereof to a point on the westerly line of The Aspens at Solitude Estates; Thence the following seven (7) courses coincident with the westerly and southerly lines of said Aspens, 1) Southerly 42.39 feet along the arc of said 100.00 foot radius curve to the left (center bears South 60°51'12" East) through a central angle of 24°17'10" to a point of tangency; 2) South 04°51'36" West 35.58 feet to a point of curvature; 3) Southerly 32.00 feet along the arc of a 186.00 foot radius curve to the left (center bears South 85°08'24" East) through a central angle of 09°51'30" to a point of tangency; 4) South 04°59'54" East 6.24 feet to a point of curvature; 5) Southeasterly 76.05 feet along the arc of a 75.00 foot radius curve to the left (center bears North 85°00'06" East) through a central angle of 58°05'46" to a point of tangency; 6) South 63°05'40" East 32.61 feet; 7) North 33°51'15" East 12.00 feet; Thence departing said Aspens South 56°08'45" East 33.00 feet; Thence South 15°11'44" West 26.55 feet to a point on the northerly boundary of Creekside at Solitude Condominium; Thence the following four (4) courses coincident with the perimeter of said Condominium, 1) North 74°48'16" West 71.39 feet to the Northwest corner thereof; 2) South 14°57'52" West 178.67 feet; 3) South 75°02'08" East 4.36 feet to a point on the arc of a 46.85 foot radius curve; 4) Southeasterly 58.10 feet along the arc of said 46.85 foot radius curve to the left (center bears North 89°55'52" East) through a central angle of 71°03'17"; Thence departing said Condominium North 71°07'24" West 63.09 feet to a point on the southerly line of said Mining Claim; Thence North 48°09'36" West 41.35 feet coincident with said claim line to a point in the centerline of Big Cottonwood Creek more or less; Thence the following nine (9) courses more or less along the centerline of said creek, 1) North 16°35'44" East 62.85 feet; 2) North 09°11'27" East 54.52 feet; 3) North 44°56'21" East 30.66 feet; 4) North 05°34'09" East 21.17 feet; 5) North 08°50'30" East 13.31 feet; 6) North 10°37'51" West 21.77 feet; 7) North 32°13'58" West 17.87 feet; 8) North 86°37'23" West 21.67 feet; 9) North 37°07'04" West 21.68 feet to the point of beginning.

EXHIBIT "B"

OLD DESCRIPTION:

Beginning North 89°48'56" West 1309.22 feet more or less and South 23°34'03" West 178.83 feet and South 48°17' East 450 feet more or less and South 29°08' West 272.57 feet from Northeast corner Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian; thence Southwest along a 100 feet radius curve TOL 42.39 feet; thence South 04°51'36" West 35.58 feet; thence southwesterly along a 186 feet radius curve to L 32 feet; thence South 04°59'54" East 6.24 feet; thence Southwesterly along a 75 foot radius curve to L 76.05 feet; thence South 63°05'40" East 26.15 feet; thence South 29°08' West 277.05 feet more or less; thence Northwesterly along Cen. Big Cottonwood Creek to a point South 29°08' West 182.13 feet from the point of beginning; thence North 29°08' East 182.13 feet to the point of beginning. together with any appurtenant easements and rights of way.