

Mail Recorded Deed and Tax Notice To:  
Quail Run Development, LLC, a Utah limited liability company  
9071 S 1300 W, Ste 210  
West Jordan, UT 84088

**CORRECTED  
WARRANTY DEED**

This Corrected Warranty Deed is executed effective as of September 9, 2022, in order to correct and replace that original Warranty Deed (hereinafter the "Original Warranty Deed") dated September 9, 2022, and recorded on September 13, 2022, as Entry No. 14014914, at Book 11372, Page 18, of the Official Records of Salt Lake County, Utah, by and between Kevin P. Gates, who also appears of record as Kevin Gates (hereinafter called "Grantor") and Quail Run Development, LLC, a Utah limited liability company (hereinafter called "Grantee").

RECITALS

WHEREAS, in the Original Warranty Deed, dated September 9, 2022, and recorded on September 13, 2022, as Entry No. 14014914, at Book 11372, Page 18, of the Official Records of Salt Lake County, Utah, the parties inadvertently neglected to reserve to Grantor and except the water rights appurtenant to the real property conveyed in this Original Warranty Deed;

WHEREAS, both the Grantor and the Grantee intended that the Grantor reserve and except all water rights appurtenant to the real property conveyed in the Original Warranty Deed and desire that all such water rights remain in the name of the Grantor;

WHEREAS, the Grantor and the Grantee agree in this Corrected Warranty Deed (hereinafter the "Corrected Warranty Deed") that as of September 9, 2022, the date of the Original Warranty Deed, all water rights appurtenant to the real property conveyed in the Original Warranty Deed shall remain in the name of the Grantor and all such water rights shall be reserved to the Grantor and excepted from the real property conveyed in the Original Warranty Deed to Grantee;

NOW, THEREFORE, for the consideration granted and received for the Original Warranty Deed and in order to correct the inadvertent transfer of water rights in the Original Warranty Deed, Grantor and Grantee hereby execute the following Corrected Warranty Deed effective as of September 9, 2022, the date of the Original Warranty Deed:

CORRECTED WARRANTY DEED

Kevin P. Gates, who also appears of record as Kevin Gates, of Sandy, State of Utah, Grantor, hereby Conveys and Warrants to Quail Run Development LLC, a Utah limited liability company of West Jordan, State of Utah, Grantee, for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

County, State of Utah, EXCEPTING AND RESERVING TO GRANTOR ALL WATER RIGHTS, INCLUDING WATER RIGHT NOS. 57-9001, 57-10382, 57-9013 AND 57-9063, APPURTENANT TO OR ASSOCIATED WITH THE FOLLOWING REAL PROPERTY:

See Exhibit A attached hereto

Tax ID No.: 28-12-179-001; 28-12-179-005 and 28-12-177-015 (for reference purposes only)

Subject to: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record or associated with appurtenant water rights; and all applicable zoning laws and ordinances.

21<sup>st</sup> IN WITNESS WHEREOF, Grantor has executed this Corrected Warranty Deed this day of April, 2024 to be effective as of September 9, 2022.

GRANTOR:

  
\_\_\_\_\_  
Kevin P. Gates

IN WITNESS WHEREOF, Grantee executes and accepts this Corrected Warranty Deed in order to correct and replace the Original Warranty Deed on this 1 day of MAY, 2024, to be effective as of September 9, 2022.

GRANTEE:

QUAIL RUN DEVELOPMENT, LLC,  
By its Manager, CW Management Corporation

By:   
\_\_\_\_\_  
Christopher K. McCandless, President

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared before me Kevin P. Gates, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

\_\_\_\_\_  
Notary Public  
Residing at: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

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

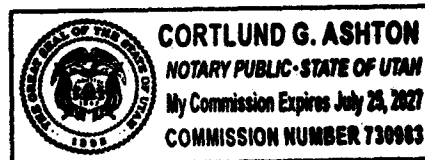
On this 1 day of May, 2024, personally appeared before me Christopher K. McCandless, the signer of the above instrument, who duly acknowledged to me that he is the President of CW Management Corporation, a Utah corporation, which serves as Manager of, and that he executed the same for and on behalf of, QUAIL RUN DEVELOPMENT, LLC, a Utah limited liability company, in his authorized capacity as stated.

*Cortlund G. Ashton*

\_\_\_\_\_  
Notary Public  
Residing at: DRAPER, UT

My Commission Expires:

7/25/27



*July 25, 2027  
730983*

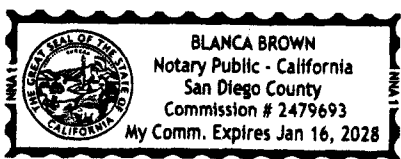
**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Diego }  
On April 24th, 2024 before me, Blanca Brown Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Kevin P. Gates  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Corrected Warranty Deed  
Document Date: 4/24/24 Number of Pages: 2  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

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

**PARCEL 1:**

Beginning at a point North 89°52'27" East 1734.05 feet along the Section line and North 03°00'00" East 907.60 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 86°00'00" West 140.27 feet; thence North 03°00'00" East 179.82 feet to the centerline of said Little Cottonwood Creek; thence South 84°09'44" East 85.01 feet along the centerline of said Little Cottonwood Creek to the Southwest corner of Rola Acres Phase 1; thence South 73°37'14" East 171.95 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 89°38'04" East 22.09 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 03°00'00" West 106.82 feet; thence South 67°08'00" West 77.00 feet; thence North 86°00'00" West 64.73 feet to the point of beginning.

**PARCEL 1A:**

A non-exclusive right of way 1 rod (16.5 feet) wide extending Southerly to the County Highway, as described in Warranty Deed recorded April 12, 1973 as Entry No. 2531787 in Book 3300 at Page 360 of official records, the West line of which is described as follows:

Beginning at a point 105.1 rods East of the West quarter corner of said Section 12, and running thence North 03°00'00" East 906.76 feet.

**PARCEL 2:**

Commencing at a point 105.1 rods East and North 03°00'00" East 820.05 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 87°00'00" East 237.1 feet; thence South 43°35'00" East 45.0 feet; thence North 21°26'00" East 253 feet more or less to the center line of Little Cottonwood Creek; thence Northwesterly along the center line of said creek 220 feet more or less to the Northeast corner of Clarence L. and Laura S. Giles property; thence South 03°00'00" West 131.14 feet; thence South 67°08'00" West 77 feet; thence North 86°00'00" West 64.73 feet; thence South 03°00'00" West 86.51 feet to the place of beginning.

TOGETHER WITH a 1 rod right-of-way the West and North line of which is described as follows:

Commencing 105.1 rods East of the West quarter corner of the aforementioned Section 12; thence North 03°00'00" East 906.76 feet; thence South 86°00'00" East 64.73 feet; thence North 67°08'00" East 77.0 feet; thence South 87°00'00" East 186.0 feet.

**PARCEL 3:**

Commencing 105.1 rods East and North 03°00'00" East 490.05 feet and South 87°00'00" East 455.8 feet and North 03°00'00" East 230 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence North 87°00'00" West 113 feet; thence North 43°35'00" West 52.5 feet; thence North 13°10'00" East 266.2 feet, more or less, to the center of Little Cottonwood Creek; thence Southeasterly along said creek 106.7 feet, more or less to a point which is North 03°00'00" East from the point of beginning; thence South 03°00'00" West 258 feet, more or less to the point of beginning.

TOGETHER WITH the following described 1 rod right of way the West and North lines of which is described as follows:

Commencing at a point 105.1 rods East of the West quarter corner of said Section 12, and running thence

North 03°00'00" East 906.76 feet; thence South 86°00'00" East 64.73 feet, North 67°08'00" East 77 feet; thence South 87°00'00" East 208 feet to the West line of the above described tract.

ALSO TOGETHER WITH a 1 rod right of way, the West and North line of which is described as follows:

Commencing 105.1 rod East of the West quarter corner of said Section 12; thence North 03°00'00" East 490.05 feet; thence South 87°00'00" East 432.8 feet; thence North 03°00'00" East 230 feet; thence South 87°00'00" East 96.5 feet.

LESS AND EXCEPTING THEREFROM the above described right of way any portion lying within Lots 1, 2, 3 and 4, Little Cottonwood East Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

TOGETHER WITH a right of way described as follows:

Beginning at a point North 89°52'27" East 1734.83 feet and North 03°01'56" East 489.69 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being the Northwest corner of Little Cottonwood East Subdivision, and running thence North 03°00'00" East 155.00 feet along the West line of Grantor's land; thence South 87°00'00" East 432.8 feet along the North line Grantor's land; thence South 03°00'00" West 16.5 feet along the East line of Grantor's land; thence North 87°00'00" West 416.3 feet; thence South 03°00'00" West 138.5 feet; thence North 87°00'00" West 16.5 feet to the point of beginning.