

14446613 B: 11607 P: 383 Total Pages: 2  
10/07/2025 02:44 PM By: Jattermann Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

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



File No.: 176499-CAP

## QUITCLAIM DEED

**J. Lyne Roberts & Sons, Inc., a Utah corporation,**  
**GRANTOR(S)**, of West Jordan, State of Utah, hereby quitclaims to  
**Quail Run Development LLC, a Utah limited liability company**

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

See Exhibit A attached hereto and made part hereof

**TAX ID NO.:** 28-12-177-024 and 28-12-177-023 (for reference purposes only)

Dated this 7 day of October, 2025.

J. Lyne Roberts & Sons, Inc., a Utah corporation

BY:

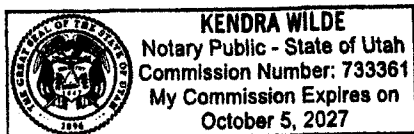
Name John Tyler Roberts  
Title Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 7<sup>th</sup> day of October, 2025, before me, personally appeared  
John Tyler Roberts, 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 J. Lyne Roberts & Sons, Inc., a Utah corporation.

Kendra Wilde  
Notary Public



### 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.

**EXHIBIT A**

(LEGAL DESCRIPTION OF RESULTING QUAIL RUN PROPERTY)

A parcel of land situate in the Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southwest Corner of Lot 107 of Monte Cristo at La Caille Subdivision, recorded November 16, 2022 as Entry No. 14042899 in Book 2022P at Page 286 in the Office of the Salt Lake County Recorder, said point also being North 00°38'44" West 883.06 feet along the section line and East 1,908.66 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence along the northerly right-of-way line of Quail Hill Lane the following two (2) courses:  
(1) Northwesterly 41.72 feet along the arc of a 45.00 foot radius curve to the left (center bears South 42°53'44" West and the chord bears North 73°39'56" West 40.24 feet with a central angle of 53°07'19");  
(2) Southwesterly 3.76 feet along the arc of a 45.00 foot radius curve to the right (center bears North 10°13'35" West and the chord bears South 82°09'53" West 3.76 feet with a central angle of 4°46'57");  
thence North 2°59'01" East 149.10 feet;  
thence South 89°39'03" East 106.52 feet;  
thence South 66°52'57" East 10.11 feet;  
thence South 35°19'57" West 59.70 feet;  
thence South 7°18'37" East 34.70 feet;  
thence South 33°23'52" East 54.69 feet;  
thence South 72°03'06" West 85.38 feet to the point of beginning.

Contains 15,001 Square Feet or 0.344 Acres