

14446626 B: 11607 P: 433 Total Pages: 2
10/07/2025 03:01 PM By: vanguyen 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.: 176496-CAP

QUITCLAIM DEED

Concord Homes LLC, a Utah limited liability company,
GRANTOR(S), of West Jordan, State of Utah, hereby quitclaims to
Quail Run Development LLC, a Utah limited liability company,

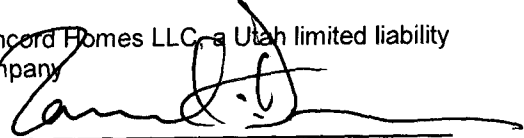
GRANTEE(S), of Lehi, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Salt Lake County**,
State of Utah:

See Exhibit A attached hereto and made part hereof

TAX ID NO.: 28-12-177-021 and 28-12-177-022 (for reference purposes only)

Dated this 7 day of October, 2025.

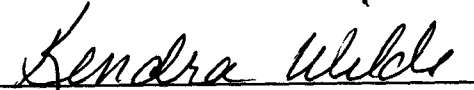
Concord Homes LLC, a Utah limited liability
company

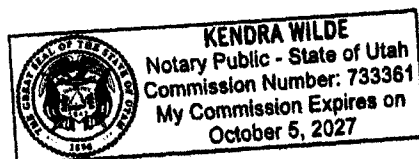
BY: 
Samuel A. Drown
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of October, 2025, before me, personally appeared Samuel A. Drown,
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 Concord Homes LLC, a
Utah limited liability company.


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 situated 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 105 of Monte Cristo at LaCaille 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 $00^{\circ}38'44''$ West 898.51 feet along the section line and East 1,840.11 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North $2^{\circ}59'01''$ East 15.00 feet;
thence North $14^{\circ}17'37''$ East 10.20 feet;
thence North $2^{\circ}57'58''$ East 101.74 feet;
thence North $24^{\circ}29'01''$ West 37.34 feet;
thence South $83^{\circ}11'25''$ East 38.70 feet;
thence South $73^{\circ}38'13''$ East 40.39 feet;
thence South $89^{\circ}39'03''$ East 35.86 feet;
thence South $2^{\circ}59'01''$ West 149.10 feet to the northerly right-of-way line of Quail Hill Lane;
thence along the northerly right-of-way line of Quail Hill Lane the following two (2) courses:
(1) Southwesterly 6.62 feet along the arc of a 45.00-foot radius curve to the right (center bears North $5^{\circ}26'38''$ West and the chord bears South $88^{\circ}46'11''$ West 6.61 feet with a central angle of $8^{\circ}25'40''$);
(2) North $87^{\circ}00'59''$ West 91.89 feet to the point of beginning.

Contains 15,019 Square Feet or 0.345 Acres