

14446627 B: 11607 P: 435 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:
Concord Homes LLC, a Utah limited liability company
PO Box 871
Lehi, UT 84043



File No.: 176496-CAP

QUITCLAIM DEED

Quail Run Development LLC, a Utah limited liability company,
GRANTOR(S), of West Jordan, State of Utah, hereby quitclaims to
Concord Homes 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 26 day of September, 2025.

Quail Run Development LLC, a Utah limited
liability company

BY: CW Management Corporation, a Utah
corporation
its Manager

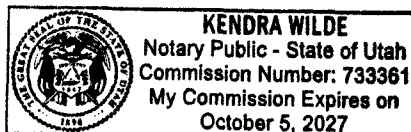
BY: Chris McCandless
Chris McCandless
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 26 day of September, 2025, before me, personally appeared Chris McCandless,
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 Quail Run Development
LLC, a Utah limited liability company.

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 CONCORD 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°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 along the northerly right-of-way line of Quail Hill Lane the following three (3) courses:

- (1) North 87°00'59" West 39.25 feet;
 - (2) Northwesterly 8.06 feet along the arc of a 462.00-foot radius curve to the right (center bears North 2°59'01" East and the chord bears North 86°30'59" West 8.06 feet with a central angle of 1°00'00");
 - (3) North 86°00'59" West 43.06 feet;
- thence North 2°56'45" East 177.23 feet;
thence South 68°36'25" East 34.17 feet;
thence South 77°13'11" East 43.44 feet;
thence South 24°29'01" East 37.34 feet;
thence South 2°57'58" West 101.74 feet;
thence South 14°17'37" West 10.20 feet;
thence South 2°59'01" West 15.00 feet to the point of beginning.

Contains 15,000 Square Feet or 0.344 Acres