

Ent 146769 Bk 348 Pg 1056  
Date: 31-JAN-2019 3:28:32PM  
Fee: \$15.00 Check Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: FIRST AMERICAN TITLE

WHEN RECORDED, MAIL TO:

Thomas G. Bennett  
Ballard Spahr LLP  
201 S. Main Street, Suite 800  
Salt Lake City, UT 84111-2221  
5466257

Tax Parcel Nos. \_\_\_\_\_

### QUITCLAIM DEED

GAILEY RANCH, LLC, a Utah limited liability company that took title as Gailey Ranch, L.L.C., a Utah limited liability company ( "**Grantor**" ), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby quitclaims to WASATCH PEAKS RANCH, LLC, a Delaware limited liability company ( "**Grantee**" ), whose address is 136 E. South Temple, Suite 2425, Salt Lake City, Utah 84111, all of Grantor's ownership, right, claim, and interest in and to the following tracts of land situated in Morgan County and Davis County, Utah (the "**Property**"):

See **Exhibit A**, attached hereto and incorporated herein by this reference.

*[Remainder of page is blank. Signature page follows.]*

IN WITNESS WHEREOF, the Grantor has executed this instrument this 25 day of January, 2019.

GAILEY RANCH, LLC,  
a Utah limited liability company

Peter Hicks

By: Peter Hicks  
Its: Manager

COMMONWEALTH OF  
MASSACHUSETTS

COUNTY OF ESSEX

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On this 25<sup>th</sup> day of January, in the year 2019, before me MICHAEL F. CALLAHAN, a notary public, personally appeared Peter Hicks, Manager of Gailey Ranch, LLC, a company that took title as Gailey Ranch, L.L.C., proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same on behalf of and under proper authority from Gailey Ranch, LLC.

Michael F. Callahan  
NOTARY SIGNATURE AND SEAL

My Commissions Expires: 05-24-2024

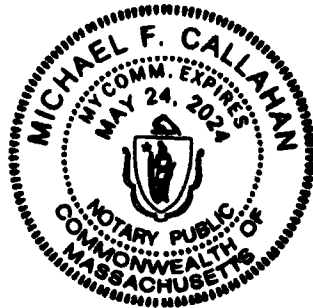


Exhibit A  
Legal Description of the Property

✱

**THE FOLLOWING PARCELS ALL LOCATED IN TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ✱**

**PARCEL 32:**

BEGINNING 13.50 CHAINS SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST; THENCE SOUTH 3 CHAINS, MORE OR LESS, TO THE RIGHT OF WAY OF THE UPRR CO., THENCE NORTH 78°00' EAST ALONG SAID RIGHT OF WAY 10 CHAINS; THENCE NORTH 10°00' EAST 2 CHAINS MORE OR LESS TO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTH 80°00' WEST ALONG LINE 10 CHAINS TO THE POINT OF BEGINNING. RESERVING THEREFROM THE COUNTY ROAD AS NOW CONSTRUCTED.

~~Morgan County Tax Parcel No. 00-0002-6359~~

**PARCEL 35:**

THE SOUTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28. ✱

Morgan County Tax Parcel No. 00-0002-6623

~~Davis County Tax Parcel No. 13-002-0005~~

**PARCEL 36:**

ALL OF SECTION 33

Morgan County Tax Parcel No. 00-0002-6680

~~Davis County Tax Parcel No. 13-002-0005~~

SLB 3M