

E 150566 B 359 P 235
Date 13-Mar-2020 01:21PM
Fee: \$40.00 ACH
Filed By: BDN
BRENDA NELSON, Recorder
MORGAN COUNTY
For: THE MCCULLOUGH GROUP, LLC
Recorded Electronically by Simplifile

WHEN RECORDED, MAIL TO:
SCOTT M. McCULLOUGH, ESQ.
THE McCULLOUGH GROUP, LLC
405 SOUTH MAIN STREET, SUITE 800
SALT LAKE CITY, UTAH 84111

**GRANTEE ADDRESS:
COMO SPRINGS RESORT, LLC
1338 WEST 4800 SOUTH
TAYLORVILLE, UTAH 84123**

For: THE MCCULLOUGH GROUP, LLC
Recorded Electronically by Simplifile

Space above for County Recorder's use

Parcel # 00-0002-3596; Serial # 01-004-638

SPECIAL WARRANTY DEED

GRANDA REAL ESTATE, LLC, grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it to **COMO SPRINGS RESORT, LLC, a Utah limited liability company**, grantee, of Salt Lake County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Morgan County, State of Utah**:

SEE ATTACHED EXHIBIT A

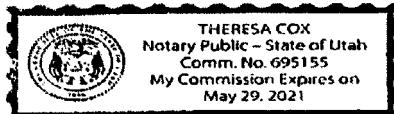
WITNESS, the hand of said grantor this 6th day of March, 2020.

GRANDA REAL ESTATE, LLC


C. GRANT MACKAY, Manager

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

On the 12 day of March, 2020, personally appeared before me, C. Grant Mackay, the Manager of **GRANDA REAL ESTATE, LLC**, a Utah limited liability company, who being by me duly sworn did say that he is the Manager of Granda Real Estate, LLC, a Utah limited liability company, and that he executed the foregoing Special Warranty Deed in behalf of said limited liability company, and he did duly acknowledge to me that such limited liability company executed the same for the uses and purposes stated therein.



~~NOTARY PUBLIC~~

4834-8074-3858, 1

EXHIBIT A

SITUATED IN MORGAN COUNTY, UTAH, IS LOCATED IN PART OF THE S 1/2 NW 1/4 AND N 1/2 SW 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH SIDE OF THE ROUND VALLEY ROAD 27.5 CHAINS (1815') NORTH AND 1.42 CHAINS (93.72') NORTH 50 DEG EAST OF THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUNNING NORTH 50 DEG EAST 7.88 CHAINS (520.08') TO THE CENTER OF THE WEBER RIVER; THENCE UP THE CENTER OF THE WEBER RIVER THREE COURSES AS FOLLOWS: NORTH 61 DEG EAST 271 FEET, NORTH 37 DEG EAST 470 FEET, NORTH 64 DEG EAST 340 FEET TO THE EAST LINE OF SW 1/4 NW 1/4; THENCE NORTH 20 FEET ALONG SAID QUARTER-QUARTER SECTION LINE; THENCE NORTH 41 DEG EAST 14 CHAINS (924'); THENCE SOUTH 56 DEG EAST 6 CHAINS (396'); THENCE SOUTH 33 DEG WEST 10 CHAINS (660'); THENCE SOUTH 12 DEG WEST 3 CHAINS (198'); THENCE SOUTH 32 DEG WEST 9 CHAINS (594'); THENCE SOUTH 52 DEG 30' WEST 9.5 CHAINS (627'); THENCE NORTH 78 DEG WEST 10 CHAINS (660'); THENCE NORTH 87 DEG WEST 4.67 CHAINS (308.22'); TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING LOTS 1, 2, 3, 4 AND 5, COMO SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE WITH THE MORGAN COUNTY RECORDERS OFFICE.