

E 161823 B 394 P 1299  
Date 01-Sep-2022 02:25PM  
Fee: \$40.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: STEWART TITLE OF UTAH  
Recorded Electronically by Simplifile

Mail Tax Notice To:  
Frontier Estates 2021 LLC  
2764 East 3575 North  
Layton, Utah 84040  
File No.: 547951

03-005-018-14/00-0003-4430  
Tax ID No. 03-005-018-012/00-0087-4278  
03-005-018-013/00-0087-4351  
and 03-005-019/00-0002-5757  
Derrick Helsten, GRANTOR(S)

Space above this line for Recorder's use

**QUIT CLAIM DEED**

COURTESY RECORDING  
This document is being recorded solely as a courtesy  
and an accommodation to the parties named herein.  
Stewart Title hereby expressly  
disclaims any responsibility or liability for the accuracy  
or the content thereof.

hereby QUIT CLAIMS TO

Frontier Estates 2021 LLC, GRANTEE(S)

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described  
tract of land in Morgan County, State of Utah, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

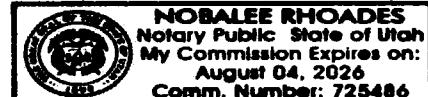
WITNESS the hand of said Grantor(s) this 12 day of July, 2022.

  
Derrick Helsten

State of Utah  
County of Davis

On this 12 day of July, 2022, personally appeared before me, the undersigned  
Notary Public, personally appeared Derrick Helsten, personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized  
capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon  
behalf of which the person(s) acted, executed the instrument.

  
Nobalee Rhoades  
Notary Public  
My commission expires: 8-4-26



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 547951

The land referred to herein is situated in the County of Morgan, State of Utah, and is described as follows:

Proposed Frontier Estates, beign more particuarly described as folows:

A tract of land located in the Northeast Quarter of Section 23, Township 5 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing between a found Stone monument for the Northeast Corner and a rebar and cap monument for the East Quarter corner of said Section 23 of South 00°29'17" West, said tract being described as follows;

BEGINNING at the Southeast corner of Lot 49, Trapper's Pointe P.R.U.D. Plat "B" as recorded in the Morgan County Recorder's office as County Recorder No. 74271 as M 133-123 on December 15, 1997, (said point being located the following 3 (three) courses: 1) 2526.37 feet North 89°16'00" West (N 89°16'10" W by plat record), and 2) 1427.56 feet South 00°00'10" West (South by plat record), and 3) 1021.68 feet North 88°41'50" East said line being coincident with the south lot line of said Lot 49 (said south lot line has a bearing of record of N 88°41'40" E), FROM said Northeast corner of Section 23; RUNNING thence the following Four (4) courses along a portion of the south boundary of said Trapper's Pointe P.R.U.D. Plat "B"; 1) South 77°33'23" East (S 77°33'34" E by plat record) 61.77 feet, to the southwest corner of Lot 50 said Trapper's Pointe P.R.U.D. Plat "B"; 2) North 88°41'51" East (N 88°41'40" E by plat record) 123.92 feet, to the southeasterly corner of said Lot 50; 3) North 00°30'45" East (N 00°30'35" E by plat record) 20.01 feet, to an angle point of said Lot 50; 4) North 88°41'50" East (N 88°41'40" E by plat record) 43.11 feet; Thence South 01°18'05" East 141.00 feet; Thence South 01°09'23" West 121.01 feet; Thence South 06°05'13" West 241.61 feet; Thence South 01°30'49" West 120.86 feet; Thence South 88°41'51" West 38.35 feet, to a point on the easterly boundary of a parcel described in document recorded as Entry number 102322, said line being evidenced by an old existing fence line; Thence South 02°11'46" West 471.50 feet, along said boundary and old existing fence line; Thence North 87°23'54" West 517.84 feet; Thence North 02°33'36" East 847.75 feet to the south boundary of the "Common Area" open space parcel 22.17 acres as defined by said Trapper's Pointe P.R.U.D. Plat "B"; Thence the following 2 (two) courses along said "Common Area" boundary, 1) North 88°41'50" East (N 88°41'40" E by plat record) 341.20 feet, 2) North 01°18'05" West (N 01°18'20" W by plat record) 206.44 feet to the point of beginning.

Tax ID No. 03-005-018 / 00-0003-3454, 03-005-018-012 / 00-0087-4278, 03-005-018-013 / 00-0087-4351 and 03-005-019 / 00-0002-5757