

TAX NOTICE TO:
2316 East 5950 South
Ogden, Utah 84403

File number: 2268772MLH

QUIT CLAIM DEED
EASEMENT ESTATE

Jack B. Parson Companies, a Utah Corporation, hereinafter referred to as Grantor, does hereby grant, convey, assign, and deed to:

M & D Nelson, LLC, a Utah Limited Liability Company

hereinafter referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors, right, title and interest in, and to, an Easement Estate, on, over, and across, real property located in Morgan County, State of Utah, described as follows:

See Description of Easement Estate on Exhibit "A"
Part of Morgan County, State of Utah,
Tax Parcel Number 03-005-041 and Serial Number 00-0003-3892

Grantor and Grantee were the parties to a real estate purchase contract, which detailed the terms and the conditions, of the sale and the purchase of real property, located in Morgan County, State of Utah.

Constructive Notice of the sale and the purchase of the real property being sold and purchased was given by the recordation of a Warranty Deed recorded April 4, 2022, as Entry Number 160547 in Book 390 at Page 344 and the recordation of a Warranty Deed recorded June 22, 2022 as Entry Number 161314 in Book 392 at Page 1449 of the records of the Morgan County Recorder of the State of Utah.

The real property, sold and purchased, by the Grantor and the Grantee, are described on Exhibit "B" attached. The real properties, which are described on Exhibit "B" are connected in certain areas by an Easement of Ingress and Egress, reserved by the Grantor, as stipulated in Special Warranty Deed recorded March 16, 2007 as Entry Number 106791 in Book 244 at Page 696 of records of the Morgan County Recorder of the State of Utah.

It has come to the attention of the Grantor and the Grantee that the Easement Estate, for Ingress and Egress, on, over, and across the real property described on Exhibit "A", was not granted, conveyed, assigned, or deeded to the Grantee upon the sale and the purchase of the real property described on Exhibit "B".

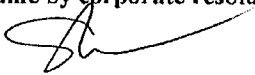
This Quit Claim Deed is executed for the express purpose of the Grantor, granting, conveying, assigning, and deeding to the Grantee, the Grantors right, title, interest and ownership in the Easement Estate described on Exhibit "A".

Jack Parson Companies, a Utah Corporation

By: Michael Kurz 5/22/2023
Michael Kurz-President Date

State of Utah
County of Salt Lake

On this the 22 day of May 2023, Michael Kurz as President of Jack Parson Companies, a Utah Corporation, appeared and acknowledged to me, a Notary Public, in the State of Utah, that this deed was executed by the same, in the capacity stated, and in accordance with authorities granted to the same by corporate resolution.



Notary Public

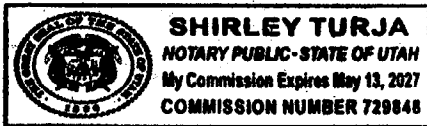


EXHIBIT "A"
LEGAL DESCRIPTION OF EASEMENT ESTATE

EXHIBIT A**LEGAL DESCRIPTION**

Reserving an easement for ingress and egress along the Existing Access in a width of thirty-three (33) feet. Approximate location of the East line of said right of way described as: Beginning at a point located East 1167.8 feet and North 430.3 feet and South $85^{\circ}25'$ West 136.0 feet and South $63^{\circ}45'$ West 47.6 feet from the West Quarter corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, thence Southerly 120 feet; thence Easterly to a point 220 feet West of the East line of the above described Property; thence Southerly to the South line of the said above described Property. Said Easement shall automatically terminate upon dedication of a public road stubbed to the Property Adjacent to the South in the approximate location as the Existing Access, and may or may not follow the same alignment of the Existing Access as described above.

EXHIBIT "B"
DESCRIPTION OF FEE ESTATE IN AND TO
REAL PROPERTY OWNED BY GRANTEE
BURDENED AND BENEFITED BY EASEMENT ESTATE

EXHIBIT B

LEGAL DESCRIPTION

Parcel 1:

A part of the North half of the Southeast quarter and the Southwest quarter of the Northeast quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian

Beginning at a point which bears South 00°06' East 2504.4 feet from the North quarter Section Corner Stone of the said Section 25, and running thence along the Southerly side of the State Road, U.S. 30-S; South 47°17' East 226.0 feet to a point on the South bank of cottonwood creek; thence along said bank South 76°00' West 176.1 feet; thence South 161.3 feet; thence South 75°40' East 160.0 feet; thence North 25°50' East to the State Road; thence along said road South 47°17' East 22.0 feet; thence along the arc of a 05°45' curve to the left 406.66 feet (the radius of said curve is 995.4 feet and the tangent is 206.13 feet and the central angle is 23°23'); thence South 70°40' East 1639.7 feet; thence along a 04°07' curve to the right 613.0 feet to the Range Line; (data for full curve; central angle 26°37' Right; Degree 04°07' Radius 1392.7 feet; Tangent 329.43 feet; curve length 646.56 feet); thence South on said Range Line 154.3 feet to the 40 acre corner; (said 40 acre corner bears South 1347.0 feet from the East quarter corner of the said Section 25); thence South 89°57' West 1330.78 feet to the 40 acre corner; thence 5 courses along the meadow about one rod distant Southerly from the foot of the slope of the bench as follows; North 63°40' West 613.0 feet; thence North 47°46' West 231.8 feet; thence North 82°00' West 225.0 feet; thence South 59°00' West 172.5 feet; thence South 69°02' West 256.58 feet to the quarter Section line; thence along said line North 00°06' West 330.0 feet; thence West 1330.73 feet to the 40 acre line; thence along said line North 00°08' West 720.05 feet to the quarter section line; thence along said line North 89°42' East 1331.16 feet to the quarter section line; thence along said line North 00°06' West 127.6 feet to the point of beginning.

Less the following description of real property which has been sold and conveyed to the Board of Education, Morgan County School District, a point of the Southeast 1/4 of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian U.S.S. Morgan County School District; Beginning at the said corner of the Northeast 1/4 of said Section 1/4; said point is South 1347.0 feet from the East 1/4 corner of said Section 25, running thence South 89°57' West 1330.74 feet along the 40 acre line to the 40 acre corner; thence North 63°40' West 158.00 feet; thence North 30°27' East 714.15 feet to the South line of the State Road U.S. 30-S; thence 2 courses along said South line as follows: South 70°40' East 630.00 feet and Easterly along the arc of a 1392.7 foot radius curve to the right 613.00 feet to the Section line; thence South 154.30 feet along the Section line to point of beginning.

Less and excepting therefrom those portions conveyed in that certain Warranty Deed, recorded February 20, 2001 as Entry No. 84249, in Book 165 at Page 841, of the Official Records and being described as follows:

A tract of land situated in the Southeast Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Morgan County, Utah:

Commencing at the East Quarter Corner of said Section 25, a rebar and cap; thence South 89°30'37" West 2,427.67 feet along the Quarter Section line; thence South 00°00'00" East 85.06 feet to a point on the South line of Old Highway Road and the Northeast Corner of the J. Todd Vogt property as recorded in the Morgan County Recorder's Office in Book M127 at Page 507 and the true point of beginning; thence South 47°17'00" East 22.00 feet along said South line of Old Highway Road; thence Southeasterly 213.72 feet along said South line of Old Highway Road, a tangent curve to the left having a radius of 995.40 feet, an included angle of 12°18'07" and a long chord bearing South 53°26'04" East 213.31 feet; thence South 35°47'54" West 159.32 feet; thence North 62°44'49" West 203.12 feet to the Southeast corner of the Vogt parcel; thence North 25°50'00" East 198.00 feet along the East line of said Vogt parcel to the point of beginning.

Less and excepting therefrom those portions conveyed in that certain Quit Claim Deed, recorded June 28, 2001 as Entry No. 85491, in Book 170 at Page 123, of the Official Records and being described as follows:

A tract of land situated in the Southeast Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Morgan County, Utah.

Commencing at the East Quarter Corner of said Section 25, a rebar and cap; thence South 89°30'37" West 2427.67 feet along the Quarter Section line; thence South 00°00'00" East 85.06 feet to a point on the South line of Old Highway Road and the Northeast corner of the J. Todd Vogt property as recorded in the Morgan County Recorder's Office M127-507; thence South 25°50'00" West 198.00 feet along the Easterly line of said property to the Southeast Corner of said Vogt property, the true point of beginning; thence South 62°44'49" East 203.12 feet; thence South 35°47'54" West 29.30 feet; thence North 62°44'49" West 198.05 feet; thence North 25°50'00" East 28.98 feet to the Southeast Corner of the J. Todd Vogt property and the point of beginning.

The basis of bearing is the North line of the Southeast Quarter of said Section 25 called: South 89°30'37" West as monumented.

Parcel 2:

A tract of land situated in the Southeast Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Morgan County, Utah.

Commencing at the East Quarter Corner of said Section 25, a rebar and cap; thence South 89°30'37" West 2427.67 feet along the Quarter Section line; thence South 00°00'00" East 85.06 feet to a point on the South line of Old Highway Road and the Northeast corner of the J. Todd Vogt property as recorded in the Morgan County Recorder's Office M127-507; thence South 25°50'00" West 198.00 feet along the Easterly line of said property to the Southeast corner of said Vogt Property, the true point of beginning; thence South 62°44'49" East 203.12 feet; thence South 35°47'54" West 29.30 feet; thence North 62°44'49" West 198.05 feet; thence North 25°50'00" East 28.98 feet to the Southeast corner of the J. Todd Vogt property and the point of beginning.

The basis of bearing is the North line of the Southeast quarter of said Section 25 called: South 89°30'37" West as monumented.

Parcel 3:

Part of the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point located East 1167.8 feet and North 430.3 feet and South $85^{\circ}25'$ West 136.0 feet and South $63^{\circ}45''$ West 87.6 feet from the West Quarter corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, running thence North 528.06 feet to the South right of way line of the State Road, thence North $85^{\circ}50'00''$ East 35.00 feet along said South right of way line, thence South 69.00 feet, thence South $5^{\circ}40'28''$ West 80.00 feet, thence South 343.00 feet, thence south $22^{\circ}37'20''$ east 23.08 feet, thence south $63^{\circ}45'00''$ west 40.00 feet to the point of beginning.