

E 166238 B 411 P 416  
Date: 02-Jul-2024 12:53PM  
Fee: \$40.00 ACH  
Filed By: JM  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:  
WPR Investments, LLC  
6105 N. Robinson Lane  
Mountain Green, Utah 84050



File No.: 159361-MLB

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## WARRANTY DEED

Stephen Hill and Susan Hill, Trustees of the Stephen and Susan Hill Family Trust, dated March 1, 2010,  
as amended and restated,

**GRANTOR(S)**, of Asti, State of California, hereby Conveys and Warrants to

WPR Investments, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Mountain Green, 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 **Morgan County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 00-0090-3180 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions,  
reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

### 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.

Dated this 6/20/2024

Stephen and Susan Hill Family Trust, dated March 1, 2010

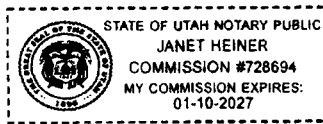
BY: [Signature]  
Stephen Hill, Trustee

BY: [Signature]  
Susan Hill, Trustee

STATE OF Utah  
COUNTY OF ~~Wasatch~~ Morgan

On this 24 day of June, 2024, before me, personally appeared <sup>Stephen</sup> ~~Steven~~ Hill, 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 Stephen and Susan Hill Family Trust, dated March 1, 2010

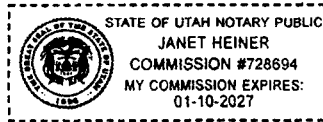
[Signature]  
Notary Public



STATE OF Utah  
COUNTY OF Morgan

On this 25<sup>th</sup> day of June, 2024, before me, personally appeared Susan Hill, 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 Stephen and Susan Hill Family Trust, dated March 1, 2010

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lot E-8, WASATCH PEAKS RANCH PLAT 1, according to the official plat thereof on file and of record in the Morgan County Recorder's office, recorded May 3, 2022 as Entry No. 160852 in Book 391 at Page 382.

**PARCEL 1A:**

The non-exclusive easements, appurtenant to Parcel 1 described herein, for pedestrian and vehicular access as created and described in that certain Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements recorded May 3, 2022, as Entry No. 160853 in Book 391 at Page 402 of official records.