

Mail Recorded Deed & Tax Notice To:
The Morgan Family Ranch, LLC
1610 W. 1300 N.
Stoddard, UT 84057



File No.: 172945-MLB

E 166600 B 412 P 1169
Date 16-Aug-2024 11:45AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

CORRECTIVE SPECIAL WARRANTY DEED

The Morgan Family Ranch, L.L.C., an expired Utah limited liability company , and who erroneously took title as Morgan Family Ranch, LLC, a Utah limited liability company

GRANTOR(S), of Stoddard, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

The Morgan Family Ranch, LLC, a Utah limited liability company,

GRANTEE(S), of Stoddard, 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.: 00-0001-2052; Serial No. 01-004-027, 00-0001-6525; Serial No. 01-004-263, 00-0001-6541; Serial No. 01-004-264-01 and 00-0002-0964; Serial No. 01-004-494 (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.

This Corrective Special Warranty Deed is being recorded to correct the Grantor and Grantee name in the Special Warranty Deed recorded July 18, 2024 as Entry No. 166376 in Book 411 at page 1102

Dated this August 13, 2024

The Morgan Family Ranch, L.L.C.
an expired Utah limited liability company

BY: [Signature]
Michael Dean Morgan, Member

BY: [Signature]
Jason Morgan, Member

BY: [Signature]
Sheryl Cunningham, Member

BY: [Signature]
James Morgan, Member

BY: [Signature]
Ann Manley, Member

BY: _____
LeNora Weaver, Member

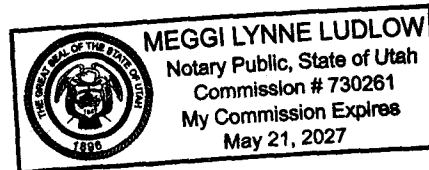
BY: [Signature]
Joseph Morgan, Member

STATE OF UTAH

COUNTY OF Davis

On this August 13, 2024, before me, personally appeared Michael Dean Morgan, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

[Signature]
Notary Public

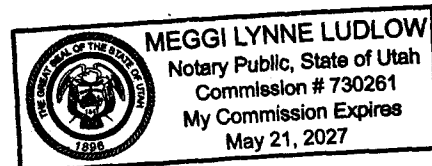


STATE OF UTAH

COUNTY OF Davis

On this August 13, 2024, before me, personally appeared Jason Morgan, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF Davis

On this August 13 2024, before me, personally appeared Sheryl Cunningham, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Meggy L Ludlow

Notary Public



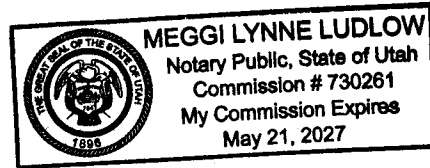
STATE OF UTAH

COUNTY OF Davis

On this August 13, 2024, before me, personally appeared James Morgan, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Meggy L Ludlow

Notary Public



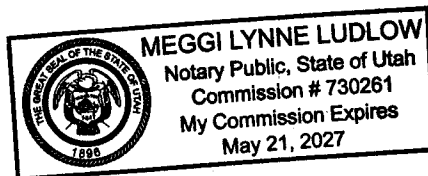
STATE OF UTAH

COUNTY OF Davis

On this August 13 2024, before me, personally appeared Ann Manley, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Meggy L Ludlow

Notary Public



STATE OF COLORADO

COUNTY OF

On this _____, before me, personally appeared LeNora Weaver, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Notary Public

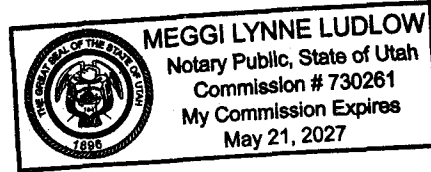
STATE OF UTAH

COUNTY OF Davis

On this August 13, 2024, before me, personally appeared Joseph Morgan, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Meggy Ludlow

Notary Public



Dated this 8/15/24.

The Morgan Family Ranch, L.L.C.
an expired Utah limited liability company

BY: _____
Michael Dean Morgan, Member

BY: _____
Jason Morgan, Member

BY: _____
Sheryl Cunningham, Member

BY: _____
James Morgan, Member

BY: _____
Ann Manley, Member

BY: LeNora Weaver
LeNora Weaver, Member

BY: _____
Joseph Morgan, Member

STATE OF UTAH

COUNTY OF _____

On this _____, before me, personally appeared Michael Dean Morgan, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Notary Public

STATE OF UTAH

COUNTY OF _____

On this _____, before me, personally appeared Jason Morgan, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Notary Public

STATE OF UTAH

COUNTY OF

On this _____, before me, personally appeared Sheryl Cunningham, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Notary Public

STATE OF UTAH

COUNTY OF

On this _____, before me, personally appeared James Morgan, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Notary Public

STATE OF UTAH

COUNTY OF

On this _____, before me, personally appeared Ann Manley, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Notary Public

STATE OF COLORADO

COUNTY OF Larimer

On this August 15 2024, before me, personally appeared LeNora Weaver, 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 The Morgan Family Ranch, L.L.C., an expired Utah limited liability company

Michael Robert Harvey

Notary Public

MICHAEL ROBERT HARVEY
Notary Public
State of Colorado
Notary ID # 20164006414
My Commission Expires 02-17-2028

EXHIBIT A
Legal Description

PARCEL 1:

All of the South half of Section 24, Township 4 North, Range 1 East, Salt Lake Base and Meridian.

PARCEL 2:

Lots 3 and 4 and the East half of the Southwest quarter of Section 19, Township 4 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL 3:

The North half of the Southeast quarter of Section 19, Township 4 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL 4:

Lots 1 and 2, and the East half of the Northwest quarter of Section 30, Township 4 North, Range 2 East, Salt Lake Base and Meridian.