

ENTRY NO. 00301410

07/29/2021 09:25:14 AM B1 0031 P1 3200
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DEAN R. STRAIN, JUAB COUNTY RECORDER
FILED 10 20 BY JUAB TITLE & ABSTRACT COMPANY,

QUIT CLAIM DEED

Joel D. Winn and Deborah W. Hall as the Co-Trustees of the DeVon C. Winn Inter Vivos Trust dated June 8, 1981, first amended on November 3, 1983, second amended on November 12, 1990, Grantor, of Utah, hereby QUIT CLAIM(S) to WINN RIDGE L.L.C, a Utah limited liability company, Grantee, of 1455 West 200 South, Lindon, UT 84042 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Juab County, State of Utah, to-wit:

See Exhibit

Together with all improvements thereon and anywise appertaining thereto.

Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

WITNESS THE HANDS of said Grantor this 28th day of July, 2021.

The DeVon C. Winn Inter Vivos Trust dated June 8, 1981, first amended on November 3, 1983, second amended on November 12, 1990

Joel D. Winn
Joel D. Winn, Co-Trustee

Deborah W. Hall
Deborah W. Hall, Co-Trustee

STATE OF UTAH)
) ss.
COUNTY OF JUAB)

On the 28th of July, 2021, before me, a Notary Public in and for the said state, appeared Joel D. Winn and Deborah W. Hall as the Co-Trustees of the DeVon C. Winn Inter Vivos Trust dated June 8, 1981, first amended on November 3, 1983, second amended on November 12, 1990 personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

[Signature]
Notary Public

MICHAEL SPERRY
NOTARY PUBLIC STATE OF UTAH
COMMISSION# 706817
COMM. EXP. 03-15-2023



JUAB TITLE & ABSTRACT COMPANY
38 East 200 North, Nephi, UT 84648
(435)623-0387 Order No. 41919

AREA #1 - FROM ROBERTSON TO WINN

BEGINNING AT A POINT BEING S.89°49'58"W, ALONG THE CENTER (CENTER OF SECTION 88 TO EAST ¼ OF SECTION 88) SECTION LINE 891.88 FEET AND SOUTH 901.82 FEET FROM A FOUND MONUMENT MARKING THE EAST SECTION OF SECTION 88, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

Thence, N 01° 10' 08" W for a distance of 713.31 feet to a point on a the I-15 Freeway right-of-way fence line.

Thence, along said right of way fence, S 22° 19' 01" E for a distance of 218.23 feet to a point on an intersecting fence line.

Thence, along said fence line, S 00° 44' 25" W for a distance of 511.03 feet to a point on a line.

thence S 89° 45' 00" W a distance of 61.71 feet to the POINT OF BEGINNING
CONTAINS 43847 SQ FEET (MORE OR LESS)

AREA #2 - FROM ROBERTSON TO WINN

BEGINNING AT A POINT ON A CURVE BEING S.89°49'58"W, ALONG THE CENTER (CENTER OF SECTION 88 TO EAST ¼ OF SECTION 88) SECTION LINE 884.15 FEET AND SOUTH 1280.40 FEET FROM A FOUND MONUMENT MARKING THE EAST SECTION OF SECTION 88, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

Said curve turning to the left through an angle of 03° 19' 08", having a radius of 220.00 feet, and whose long chord bears S 49° 05' 45" E for a distance of 12.74 feet.

Thence, S 50° 45' 19" E for a distance of 44.14 feet to a point on a line.

Thence, S 02° 16' 23" W for a distance of 18.96 feet to a point on a line.

Thence, S 89° 59' 00" W for a distance of 41.94 feet to a point on a line.

thence N 01° 10' 08" W a distance of 53.24 feet to the POINT OF BEGINNING.

CONTAINS 1578 SQ FEET (MORE OR LESS)

Parcel No. XA2A-0040-2 (portion) and XA2A-0010-CR7 (portion)