

W3261212

MAIL TAX NOTICE TO Heritage Land Holding, LLC 470 N 2450 W Tremonton, UT 84337

E# **3261212** PG 1 OF 3 Leann H. Kilts, WEBER COUNTY RECORDER 27-Oct-22 0156 PM FEE \$40.00 DE REC FOR: BACKMAN NTP ELECTRONICALLY RECORDED FEE \$40.00 DEP SLV

Warranty Deed

Order No. 6-098732

3900 West/Taylor Partners, LLC

of Ogden, County of Weber, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Heritage Land Holding, LLC

of Ogden, County of Weber, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Weber County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: 15-078-0182, 15-078-0183		
SUBJECT TO: County and/or City Taxes not delinquent Covenants, Conditions, Restrictions, Rights-of-Way, Ease	nt; Bonds and/or Special Assessmen ments, and Reservations now of Reco	ts not delinquent and ord
WITNESS, the hand(s) of said Grantor(s), this 25th	of October	AD., <u>2022</u>
Signed in the Presence of:		
Witness:		
Attest:	3900 West/Taylor Partners, LLC	
Secretary	By: Doug Nosler Its: Manager	
STATE OF Utah) SS. County of Davis)		
The foregoing instrument was acknowledged before me the Doug Naster Manager of 39 Notary Public Services: 5-23. W	is 25th day of October, 000 West/Taylor Partners, LLC Residing at:	2022 SU UT



LEGAL DESCRIPTION

Order No. 6-098732

PARCEL 1:

Part of the Northwest quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at the West quarter corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence South 89 deg. 13'14" East 913.30 feet along the South line of the Northwest quarter of said Section 28; thence North 00 deg. 48'39" East 539.29 feet to the point of beginning and running thence along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1 the next six courses: 1) thence North 89 deg. 15'58" West 374.19 feet; 2) thence North 00 deg. 49'20" East 549.64 feet; 3); thence South 89 deg. 10'40" East 35.00 feet; 4) thence North 00 deg. 49'20" East 120.00 feet; 5) thence North 02 deg. 19'25" East 66.02 feet; 6) thence North 00 deg. 49'20" East 325.87 feet; thence North 00 deg. 51'36" East 113.67 feet; thence South 89 deg. 10'40" East 145.37 feet; thence North 83 deg. 58'36" East 66.47 feet; thence South 89 deg. 09'17" East 150.00 feet; thence South 00 deg. 46'08" West 450.00 feet; thence South 00 deg. 46'08" West 479.80 feet; thence South 49 deg. 22'51" East 15.63 feet; thence South 00 deg. 46'08" West 479.80 feet; thence South 29 deg. 04'01" East 76.38 feet; thence South 00 deg. 46'08" West 101.92 feet; thence North 88 deg. 48'29" West 75.08 feet to the point of beginning.

PARCEL 2:

Open Space:

Part of the East half of the Northwest quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at the West quarter corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence South 89 deg. 13'14" East 2648.17 feet along the South line of the Northwest quarter of said Section 28 to the center quarter corner of Section 28; thence North 00 deg. 42'57" East 1327.58 feet along the West line of the Northeast quarter of said Section 28 to the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 28 and the point of beginning and running thence North 00 deg. 42'57" East 1.96 feet; thence North 89 deg. 13'14" West 164.84 feet; thence North 00 deg. 42'57" East 1,175.87 feet; thence South 89 deg. 07'58" East 90.11 feet; thence North 00 deg. 52'02" East 150.00 feet to the North line of the Northwest quarter of said Section 28; thence South 89 deg. 07'58" East 333.86 feet along the North quarter corner of said Section 28; thence South 89 deg. 15'08" East 333.86 feet along the North line to the Northeast quarter of said Section 28; thence South 100 deg. 37'17" East 1,328.06 feet to the South line of the Northwest quarter of the Northeast quarter of said Section 28; thence North 89 deg. 14'11" West 364.85 feet along said South line to the point of beginning.

Part of Parcels 15-078-0184 and 15-078-0001

Parcels 1 and 2 together to be known as Taylor Landing Phase 4.

Less and excepting from Parcel 2 the following:

Part of the East half of the Northwest quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at the West quarter corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence South 89 deg. 13'14" East 2648.17 feet along the South line of the Northwest quarter of said Section 28 to the center section corner of Section 28; thence North 00 deg. 42'57" East 1349.58 feet along the North-South quarter section line; thence North 89 deg. 17'03" West 33.00 feet to the point of beginning and running thence North 89 deg. 13'14" West 100.00 feet; thence North 00 deg. 42'57" East 100.00 feet; thence South 89 deg. 13'14" East 100.00 feet; thence South 00 deg. 42'57" West 100.00 feet to the point of beginning.

Parcel No.: 15-078-0182, 15-078-0183