

NT-Misc
When Recorded Mail To:
Heritage Land Development, LLC
470 North 2450 West
Tremonton, Utah 84337



W3359056

E# 3359056 PG 1 OF 3
B. Rahimzadegan, WEBER COUNTY RECORDER
25-Feb-25 1157 AM FEE \$40.00 DEP SD
REC FOR: NORTHERN TITLE COMPANY - LOGAN
ELECTRONICALLY RECORDED

WARRANTY DEED

Heritage Land Holdings, LLC, a Utah limited liability company

Grantor(s) of Tremonton, County of Box Elder, State of Utah, hereby **CONVEY AND WARRANT** to

Heritage Land Development, LLC, a Utah limited liability company

Grantee(s) of Tremonton, County of Box Elder, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of UT:

See attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this *24th of October*, 2025.

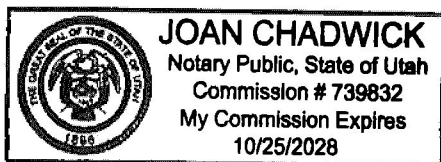
Heritage Land Holdings, LLC, a Utah limited liability company



L. Boyd Cook
Its Manager

State of UT)
County of Box Elder)§

On *24 February*, 2025, personally appeared before me L Boyd Cook who, being by me duly sworn, did say that he is the Manager/Member of Heritage Land Holdings, LLC and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.





Notary Public

EXHIBIT "A"

15-078-0187 SW

PROPOSED TAYLOR LANDING PHASE 5:

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°13'14" EAST 955.84 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 1271.85 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 00°46'08" EAST 450.00 FEET; THENCE NORTH 89°09'17" WEST 150.00 FEET; THENCE SOUTH 83°58'36" WEST 66.47 FEET; THENCE NORTH 89°10'40" WEST 145.37 FEET; THENCE SOUTH 00°51'36" WEST 113.67 FEET; THENCE NORTH 89°10'50" WEST 298.75 FEET ALONG THE BOUNDARY OF SUNSET EQUESTRIAN CLUSTER SUBDIVISION, PHASE 1; THENCE NORTH 00°49'19" EAST 393.42 FEET ALONG THE BOUNDARY OF OLIVIA SUBDIVISION; THENCE SOUTH 89°09'17" EAST 1,045.30 FEET ALONG THE BOUNDARY OF BELMONT PARK ESTATES SUBDIVISION, PHASE 1, 2 AND 3; THENCE ALONG THE BOUNDARY OF TAYLOR LANDING PHASE 1 OPEN SPACE THE NEXT THREE COURSES: 1) THENCE SOUTH 00°49'48" WEST 353.36 FEET; 2) THENCE SOUTH 11°33'40" WEST 213.77 FEET; 3) THENCE SOUTH 00°48'18" WEST 100.00 FEET; THENCE SOUTH 00°42'56" WEST 40.00 FEET; THENCE NORTH 89°13'14" WEST 197.94 FEET; THENCE SOUTH 00°46'08" WEST 17.97 FEET; THENCE NORTH 89°09'17" WEST 147.00 FEET TO THE POINT OF BEGINNING.

15-078-0188 SW

TO BE KNOWN AS TAYLOR LANDING PHASE 1B

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 S 89°13'14" E 2510.13 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING AND RUNNING THENCE ALONG THE BOUNDARY OF TAYLOR LANDING PHASE 1A RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE UNDER ENTRY NO. 3153734 ON MAY 18, 2021 THE NEXT FIVE COURSES:

- 1) THENCE N 00°46'08" E 127.46 FEET;
- 2) THENCE N 02°28'17" W 96.65 FEET;
- 3) THENCE N 00°42'56" E 909.58 FEET;
- 4) THENCE N 17°36'31" E 68.95 FEET;
- 5) THENCE N 00°46'46" E 130.00 FEET;

THENCE S 89°13'14" E 123.13 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE S 00°42'57" W 1,329.54 FEET ALONG SAID EAST LINE TO THE CENTER QUARTER SECTION CORNER OF SAID LOT 28;

THENCE N 89°13'14" W 138.05 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING.

15-078-0189 SW

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 $89^{\circ}13'14''$ 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 $00^{\circ}42'57''$ 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; THENCE SOUTH $89^{\circ}14'11''$ EAST 364.85 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE OF THE NORTHEAST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH $00^{\circ}37'17''$ WEST 1,328.06 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 SAID POINT ALSO BEING SOUTH $89^{\circ}15'08''$ EAST 333.86 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH $89^{\circ}15'08''$ EAST 327.05 FEET ALONG SAID NORTH LINE; THENCE SOUTH $00^{\circ}41'23''$ WEST 1,327.76 FEET ALONG THE WEST LINE OF WINSTON PARK SUBDIVISION AND IT'S PROJECTION THEREOF TO THE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE OF THE NORTHEAST QUARTER OF SAID SECTION 28 ; THENCE NORTH $89^{\circ}14'11''$ WEST 296.66 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.