

R/W AFFECTS 03-107-0051

File No.: 176443
Mail Tax Notices to:
Heritage Land Development, LLC, a Utah
Limited Liability Company
470 N. 2450 W.
Tremonton, UT 84337

WARRANTY DEED

Fred Bolingbroke aka Fred W. Bolingbroke,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

Heritage Land Development, LLC, a Utah Limited Liability Company,
grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land
in **Davis County, Utah:**

SEE EXHIBIT "A" ATTACHED HERETO

Serial Number: PARCEL 1: 03-107-0021, PARCEL 2: 03-107-0022, PARCEL 3: 03-107-0023, PARCEL 4:
03-107-0024, PARCEL 5: 03-107-0037, PARCEL 6: 03-091-0015, PARCEL 7: 03-091-0016, PARCEL 8:
03-091-0017, PARCEL 9: 03-091-0018, PARCEL 10: 03-091-0036, PARCEL 11: 03-091-0056, and
PARCEL 12: 03-091-0105

Subject to easements, restrictions and rights of way of record.

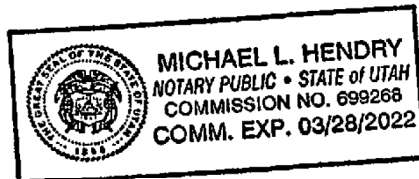
WITNESS, the hands of said grantors, **September 10, 2020**

Signed in the presence of:


Fred Bolingbroke aka Fred W. Bolingbroke

State of **Utah**
County of **Weber**

On the **10th day of September, 2020**, personally appeared before me, **Fred Bolingbroke aka Fred W. Bolingbroke**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.



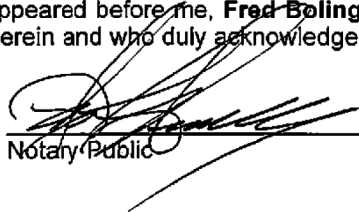

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: 03-107-0021

From the East Quarter corner of Section 14, Township 9 North, Range 2 West, Salt Lake Meridian, running thence North 89°28'00" West 1072.8 feet to a point in the East right of way line of the O.S.L.R.R.; thence North 0°31' East along said East right of way line 1333.5 feet to the point of beginning; thence continuing North 0°31' East along said East right of way line 376.00 feet more or less to center of Box Elder Creek; thence South 88°25' East 546.4 feet along the center of Box Elder Creek; thence South 0°31' East 49.5 feet to the boundary line of Tax Parcel 03-107-0022; thence along said boundary Southwesterly along a 445 foot radius curve to the left 835.0 feet, more or less, to the point of beginning.

LESS AND EXCEPTING the following described parcel: From the East Quarter corner of Section 14, Township 9 North, Range 2 West, Salt Lake Meridian North 89°28'00" West 1072.8 feet to a point in the East right of way line of the O.S.L.R.R., North 0°31' East along said East right of way line 1333.5 feet and North 0°31' East 376 feet more or less to the center of Box Elder Creek, and South 88°25' East 360.00 feet, along the center of Box Elder Creek, more or less, to a point South 1°07'32" East from the Southwest corner of Tax Parcel 03-107-0035 (said Southwest corner of Tax Parcel 03-107-0035 being North 4591.80 feet, West 545.68 feet, South 77°34'42" West 180.00 feet, and South 1°07'32" East 130.00 feet from the Southeast corner of Section 14, Township 9 North, Range 2 West, Salt Lake Meridian) said point being the true point of beginning; thence South 88°25' East 186.4 feet along the center of Box Elder Creek, more or less, to the Northeast corner of Tax Parcel 03-107-0021; thence South 0°31' East 49.5 feet to the boundary line of Tax Parcel 03-107-0022; thence along said boundary Southwesterly along a 445 foot radius curve to the left a distance of 190.00 feet, more or less, to a point South 1°07'32" East from the point of beginning; thence North 1°07'32" West to the point of beginning.

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TOGETHER WITH a 25 foot access right of way with ingress and egress, more particularly described as follows: That portion of Lot 2, Block 2 and Lot 1, Block 3, BRIGHAM CITY FIVE ACRE PLAT and Northeast of Section 14, Township 9 North, Range 2 West, Salt Lake Meridian, described as follows: Beginning North 4591.80 feet and 545.68 feet West of the Southeast corner of Section 14, (said point being 77°34'42" West 100 feet from a point being described of record in that Warranty Deed recorded in Book 296, Page 702, in the records of the Box Elder County Recorder's Office as being a point on the South line of a county road and fence line East of Mill which is along dividing fence between Don and Harvey Poulson property, said dividing fence INT/SEC being 120 feet South, more or less, and 500 feet West, more or less, and West 25 feet from the Northeast corner of Lot 2, Block 2, FIVE ACRE PLAT, Brigham) thence South 77°34'42" West 360.00 feet to the true point of beginning; thence South 1°07'32" East 200 feet, more or less, to the South side of Box Elder Creek; thence Westerly along the South side of Box Elder Creek 25 feet; thence North 1°07'32" West 200 feet, more or less, to the South side of 6th North Street; thence North 77°34'42" East along the South side of road to the true point of beginning.

PARCEL 2: 03-107-0022

Beginning at a point North 89°28' West 1072.8 feet along the center of Section 14, Township 9 North, Range 2 West, Salt Lake Base and Meridian; thence North 00°31' East 1247.5 feet along O.S.L.R.R. right of way from the Quarter corner on the East line of said Section 14; thence North 00°31' East 86 feet; thence Northeast along the arc of a circle of a radius 445 feet, a distance of 835 feet; thence South 412.5 feet; thence West 462 feet to the point of beginning.

03-107-0058

PARCEL 3: 03-107-0023 (PART OF)

Beginning at a point 44.5 rods North of the South line of the Northeast Quarter of Section 14, Township 9 North, Range 2 West, Salt Lake Base and Meridian; and on the East line of the O.S.L.R.R. right of way; thence North 25 rods; thence East 32 rods; thence South 25 rods; thence West 32 rods to the point of beginning.

LESS: Beginning at a point North 89°28' West 372 feet from the Quarter corner on the East line of Section 14, Township 9 North, Range 2 West, Salt Lake Base and Meridian; thence North 89°28' West 700.8 feet, more or less to the O.S.L.R.R. right of way; thence North 00°31' East 809 feet; thence North 89°31' East 531.6 feet; thence South 02°32' West 511.5 feet; thence South 88°23' East 185.5 feet; thence South 00°06' West 280.5 feet to the point of beginning.

LESS: Sunrise Meadows Subdivision.

ALSO LESS: Westwood Phase No. 1.

ALSO LESS: Westwood Phase No. 2.

LESS: Northview Phase 1.

03-107-0057

PARCEL 4: 03-107-0024 (PART OF)

Beginning at a point North 89°28' West 372 feet from the Quarter corner on the East line of Section 14, Township 9 North, Range 2 West, Salt Lake Base and Meridian; thence North 89°28' West 700.8 feet, more or less to the O.S.L.R.R. right of way; thence North 00°31' East 809 feet; thence North 89°31' East 531.6 feet; thence South 02°32' West 511.5 feet; thence South 88°23' East 185.5 feet; thence South 00°06' West 280.5 feet to the point of beginning.

LESS: Sunrise Meadows Subdivision.

ALSO LESS: Westwood Phase No. 1.

ALSO LESS: Westwood Phase No. 2.

LESS: Northview Phase 1.

PARCEL 5: 03-107-0037

Beginning at a point which is 1146.75 feet (69 1/2 rods) North of the South line of the Northeast Quarter of Section 14, Township 9 North, Range 2 West, Salt Lake Base and Meridian and 33 feet (2 rods) East of the center line of the U.P.R.R. track; thence North 100.75 feet; thence East 528 feet (32 rods), more or less, to the West boundary of Parkinson Subdivision; thence Southwesterly along the West boundary of Parkinson Subdivision 100.75 feet, more or less, to a point which is due East of the point of beginning; thence West 528 feet (32 rods), more or less, to the point of beginning.

PARCEL 6: 03-091-0015,

Lot 1, Block 4, PARKINSON SUBDIVISION, Brigham City Survey, according to the official plat thereof, in the records of BOX EDER County, Utah.

PARCEL 7: 03-091-0016

Lot 2, Block 4, PARKINSON SUBDIVISION, Brigham City Survey, according to the official plat thereof, in the records of BOX EDER County, Utah.

PARCEL 8: 03-091-0017

Lot 3, Block 4, PARKINSON SUBDIVISION, Brigham City Survey, according to the official plat thereof, in the records of BOX EDER County, Utah.

PARCEL 9: 03-091-0018

Lot 4, Block 4, PARKINSON SUBDIVISION, Brigham City Survey, according to the official plat thereof, in the records of BOX EDER County, Utah.

PARCEL 10: 03-091-0036

Lot 22, Block 3, PARKINSON SUBDIVISION, Brigham City Survey, according to the official plat thereof, in the records of BOX EDER County, Utah.

Lots 1R-10R and 15R-25R NORTHVIEW SUBDIVISION PHASE 1.

03-208-0025 TO 0034, 03-208-0039 TO 0049

03-107-0021, 03-107-0022, 03-107-0023, 03-107-0024, 03-107-0037,
03-091-0015, 03-091-0016, 03-091-0017, 03-091-0018, 03-091-0036,
03-091-0056, 03-091-0105