Ent: 424310 B: 1449 P: 0484

Chad Montgomery Box Elder County Utah Recorder 12/31/2020 08:16 AM Fee \$40.00 Page 1 of 2

For HELGESEN LAW

Electronically Recorded By SIMPLIFILE LC E-RECORDING

Mail tax notice to: Brinton Neff 325 N 200 W Willard, UT 84340 801-648-5640

QUIT CLAIM DEED

Steelwater Ranches LLC, Grantor, of Box Elder County, Utah, hereby QUIT CLAIMS to: Willard Peak RV Campground, LLC, of Box Elder County, Utah, Grantee, for the sum of ten dollars (\$10.00) and other good and valuable consideration, receipt herein acknowledged, the following described tract of land in Box Elder County, Utah, more particularly described as follows:

PART OF THE SW/4 OF SEC 14 AND THE NW/4 OF SEC 23, T 08N, R 02W, SLBM. BEGINNING AT THE INTERSECTION OF THE NORTH R/W LINE OF STATE ROAD 315 AND THE WEST R/W OF STATE ROAD 89-91, LOCATED 104.07 FT S 00*00'00" E AND 289.84 FT N 90*00'00" W FROM THE S/4 CORNER OF SAID SEC 14; THENCE N 87*52'24" W 829.70 FT ALONG SAID NORTH R/W LINE; N 00*00'00" E 281.70 FT; S 88*04'37" E 838.57 FT TO SAID WEST R/W LINE; S 01*48'25" W 284.50 FT ALONG SAID WEST R/W LINE TO THE POINT OF BEGINNING (BASIS BEARING IS THE SOUTH LINE OF THE SE/4 OF SAID SEC 14 AS CURRENTLY MONUMENTED WHICH BEARS NORTH 89*10'17" WEST).

LESS: [02-041-0054] A PARCEL OF LAND IN FEE FOR A SAFETY IMPROVEMENT OF THE EXISTING HIGHWAY U.S. ROUTE 89 KNOWN AS PROJECT NO. F-0089(443)423, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE1/4 NW1/4 OF SECTION 23, T 08N, R 02W, SLBM. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID ENTIRE TRACT WHICH POINT IS THE INTERSECTION OF THE EXISTING WESTERLY R/W LINE OF SAID U.S. ROUTE 89 AND THE EXISTING NORTHERLY R/W LINE OF STATE ROUTE 315 (NOTE: SAID POINT OF BEGINNING IS 289.85 FT (DEED = 17 RODS) WEST AND 104.05 FT (DEED = 4 RODS) SOUTH FROM THE N/4 CORNER OF SAID SECTION 23); THENCE N 87*52'09" W (DEED BEARING = WEST) 35.03 FT ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH IS 41.05 FT PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID STATE ROUTE 315 OF SAID PROJECT AT ENGINEER STATION 609+58.00; THENCE N 43*03'52" E 53.12 FT TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT WHICH IS 59.38 FT PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF

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U.S. ROUTE 89 OF SAID PROJECT AT ENGINEER STATION 422+20.00; THENCE S 01*48'41" W (DEED BEARING = SOUTH) 40.13 FT ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UDOT (BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S 89*10'04"E. BETWEEN SAID NORTH QUARTER CORNER OF SEC 23 AND THE NE CORNER OF SEC 23, AS MONUMENTED BY THE BOX ELDER COUNTY SURVEYOR).

Serial Number: 02-041-0055

WITNESS the hand of said Grantor this 30 day of 81c, , 2020

Steelwater Ranches LLC, Grantor

By: Mann

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STATE OF UTAH

COUNTY OF Box Eldon

On this 30 day of 1000, 2020, before me personally appeared Moving Neff, who represented to me, being first sworn, and stated that they are an authorized representative of Steelwater Ranches LLC, that, having authority, they executed the same under authority of its governing documents.

Witness my hand and official seal.

Notary Public - State of Utah
BRIAN COLLOM
Comm. #707127
My Commission Expires
July 15, 2023

NOTARY PUBLIC

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