

Mail Tax notice to:
Grantee
3237 Twin Peaks Drive
Layton, UT 84040
MNT File No.: 79743
Tax ID No.: 02-053-0014 – Parcel 1
Tax ID No.: 02-053-0067 Parcel 2
Tax ID No.: 02-092-0066– Parcel 2

PARCEL 2 ADD PARCEL/SPLIT:
02-053-0067, 02-092-0066 < 02-053-0068

WARRANTY DEED

Granite Ridge Development Company, a Utah limited liability company

GRANTOR of Eden, State of Utah, hereby CONVEYS and WARRANTS TO:

Granite Ridge Willard, LLC, a Utah limited liability company and Granite Ridge Holding, LLC, a Utah limited liability company

GRANTEE of 3237 Twin Peaks Drive, Layton, UT 84040 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Box Elder County, State of Utah:

Parcel 1:

Beginning at a point 605.5 feet North of the Southeast corner of Section 26, Township 8 North, Range 2 West, Salt Lake Meridian, running thence West 542.7 feet, thence North 716.1 feet, thence East 96.7 feet, thence North 64°38' East 493.1 feet, thence South 927.9 feet to the point of beginning.

Parcel 2:

A part of the Southeast Quarter of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at the Southeast corner of said Southeast Quarter; running thence North 89°57'35" West 1011.09 feet along the South line of said Southeast Quarter; thence North 34°21'24" West 374.34 feet (372.90 feet by record); thence North 00°05'43" East 365.07 feet; thence South 55°49'36" West 262.53 feet; thence South 00°12'26" West 179.77 feet; thence South 62°53'38" East 87.18 feet; thence North 89°13'33" East 90.76 feet; thence South 34°21'24" East 373.50 feet to the South line of said Southeast Quarter; thence North 89°57'35" West 902.52 feet along said South line; thence North 02°15'15" East 622.33 feet; thence North 88°55'13" West 8.51 feet to the West edge of a concrete irrigation ditch; thence North 01°58'48" East 447.06 feet along said West edge; thence North 88°20'12" West 435.66 feet (412.50 feet by record) to the East right-of-way of State Highway 89-91; thence to the left along the arc of a 3879.80 foot radius curve, a distance of 60.32 feet, chord bears North 04°12'50" West 60.32 feet; thence South 88°20'12" East 208.65 feet; thence North

19°38'04" West 167.61 feet; thence South 84°46'46" West 27.37 feet; thence South 55°54'21" West 108.79 feet; thence South 84°05'45" West 42.89 feet to said East right-of-way line; thence to the left along the arc of a 3879.80 foot radius curve, a distance of 264.98 feet, chord bears North 07°51'38" West 264.93 feet to the Southwest corner of the Woodyatt Subdivision; thence along the boundary line of said subdivision the following seven courses; (1) North 80°19'47" East 214.25 feet; (2) North 12°13'13" West 109.49 feet; (3) North 77°46'47" East 350.00 feet; (4) North 43°10'38" East 203.74 feet; (5) North 46°34'48" East 243.04 feet; (6) North 04°33'47" East 316.34 feet; (7) North 09°43'13" West 310.35 feet to the Northeast corner of said subdivision being the North line of said Southeast Quarter; thence North 89°55'07" East 884.80 feet along said North line to the West right-of-way line of the Ogden-Brigham Canal; thence along said West right-of-way line the following eleven courses; (1) South 13°09'33" East 28.45 feet (2) to the left along arc of a 325.00 foot radius curve, a distance of 35.50 feet, chord bears South 16°17'18" East 35.48 feet; (3) South 19°25'03" East 47.50 feet; (4) South 70°34'57" West 5.00 feet; (5) South 19°25'03" East 63.00 feet; (6) to the left along the arc of a 130.00 foot radius curve, a distance of 64.74 feet, chord bears South 33°41'03" East 64.07 feet; (7) South 47°57'03" East 64.10 feet; (8) to the right along arc of a 70.00 foot radius curve, a distance of 30.03 feet, chord bears South 35°39'33" East 29.80 feet; (9) South 23°22'03" East 93.70 feet; (10) to the left along arc of a 130.00 foot radius curve, a distance of 30.25 feet, chord bears South 30°02'02" East 30.18 feet; (11) South 36°42'03" East 11.09 feet; thence South 35°16'26" West 251.02 feet; thence South 54°43'34" East 40.00 feet; thence North 35°16'26" East 238.00 feet to said West right-of-way line; thence South 36°42'03" East 137.41 feet along said right-of-way line; thence South 21°49'34" East 187.82 feet; thence South 00°46'12" East 300.00 feet; thence South 89°13'48" West 90.00 feet; thence South 00°46'12" East 273.81 feet; thence South 63°52'40" West 60.38 feet; thence South 89°14'40" West 96.70 feet; thence South 00°45'20" East 716.10 feet; thence North 89°14'40" East 542.70 feet to the East line of said Southeast Quarter; thence South 00°45'20" East 605.50 feet along said East line to the point of beginning.

Less and excepting the following: Beginning at a point 1010.91 feet West along South Section line and North 1273.86 feet from the Southeast corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; thence South 89°41'47" East 160.38 feet, thence North 55°21'51" East 150.22 feet, thence North 32°11'08" West 226.48 feet, thence South 70°37'33" West 247.52 feet, thence South 19°52'23" East 206.39 feet to the point of beginning. Basis of bearing is West along the Section line.

Also less and excepting therefrom any portion lying within the bounds of Willard Peak Ranches No. 1 Appaloosa Ranch Subdivision.

Also less and excepting therefrom any portion conveyed to the United States of America by that certain Quit Claim Deed recorded February 13, 1936 as Entry No. 45207F in Book 39 at Page 80 of Official Records.

Also less and excepting therefrom any portion lying within the bounds of Granite Ridge Subdivision Phase 1, according to the official plat thereof on file and of record in the office of the Box Elder County Recorder. .

Also less and excepting therefrom any portion lying within the bounds of Granite Ridge Subdivision Phase 2, according to the official plat thereof on file and of record in the office of the Box Elder County Recorder. .

Also less and excepting therefrom any portion lying within the bounds of Granite Ridge Subdivision

Phase 3, according to the official plat thereof on file and of record in the office of the Box Elder County Recorder. .

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), March 2nd 2021.

Granite Ridge Development Company, a Utah limited liability company

By: John L. Lewis, Manager

State of Utah, County of Davis)ss:

On this date, March 2, 2021 personally appeared before me John L. Lewis, who being by me duly sworn did say that he is the Manager of Granite Ridge Development Company, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said John L. Lewis acknowledged to me that said limited liability company executed same.

Notary Public

