

Ent 447625 Bk 1213 Pg 375-382
Date: 23-JAN-2018 8:23:47AM
Fee: \$26.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: HIGH COUNTRY TITLE

MAIL TAX NOTICE TO:

SkyRidge Development, LLC
1900 Sidewinder Drive Site 205
Park City, UT 84060



HIGH COUNTRY TITLE

WARRANTY DEED

Jordanelle Land Investors, LLC, a Utah limited liability company, the grantor

of Park City, County of Summit, State of Utah, hereby CONVEY(S) and WARRANT(S) to

Skyridge Development, LLC, a Utah limited liability company, the grantee

of Park City, County of Summit, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tracts of land in Wasatch County, State of Utah, to wit:

All of the real property described and depicted in Exhibit "A" and Exhibit "B", attached hereto and by reference made a part hereof.

Subject to current general taxes, easements, restrictions, and rights of way of record.

WITNESS, the hand of said grantor, this 19th day of January, 2018.

Jordanelle Land Investors, LLC, a Utah limited liability company

By: Tyler T. Aldous, Member of the Board of Managers

STATE OF UTAH }
 {SS:
COUNTY OF SUMMIT }

On the 19th day of January, 2018, personally appeared before me Tyler T. Aldous, the signer of the foregoing instrument, who being by me duly sworn, did say that he is a Member of the Board of Managers of Jordanelle Land Investors, LLC, a Utah limited liability company, and the said Tyler T. Aldous duly acknowledged that he executed the document on behalf of said limited liability company.

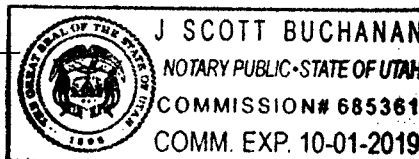
Notary Public

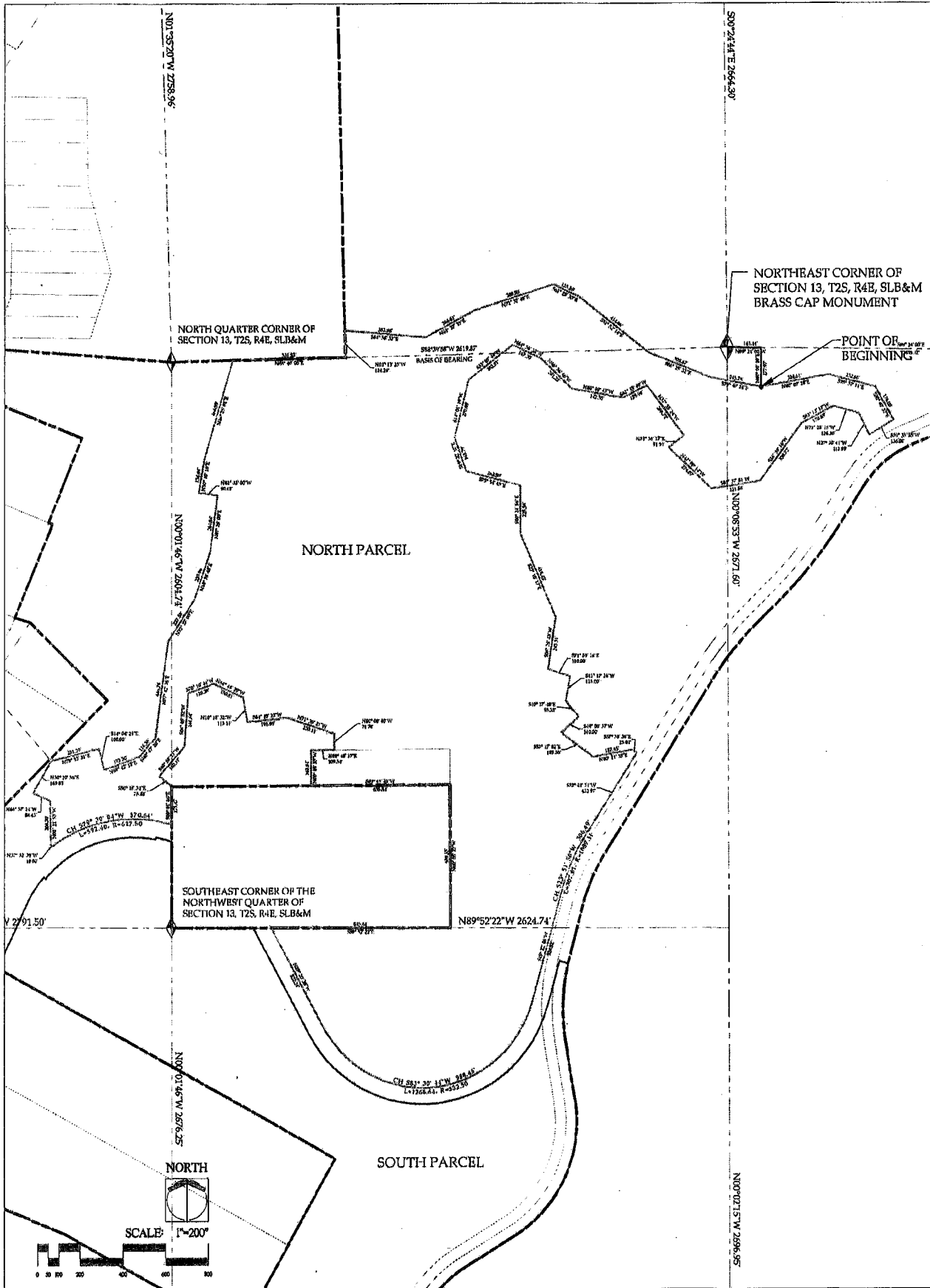
EXHIBIT "A"
PROPERTY DESCRIPTION
NORTH PARCEL PHASE 1

THAT CERTAIN REAL PROPERTY OWNED BY GRANTOR AND SITUATED IN WASATCH COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 177.97 FEET SOUTH AND 161.14 FEET SOUTH 89°24'00" EAST FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, BRASS CAP MONUMENT FOUND AND RUNNING THENCE NORTH 80°07'28" EAST 324.61 FEET; THENCE SOUTH 75°57'14" EAST 232.60 FEET; THENCE SOUTH 30°40'32" EAST 176.08 FEET; THENCE SOUTH 59°35'55" WEST 136.00 FEET; THENCE NORTH 27°30'44" WEST 112.99 FEET; THENCE NORTH 75°03'46" WEST 126.10 FEET; THENCE SOUTH 63°13'17" WEST 170.65 FEET; THENCE SOUTH 36°39'16" WEST 330.72 FEET; THENCE SOUTH 81°37'51" WEST 231.56 FEET; THENCE NORTH 47°00'14" WEST 274.07 FEET; THENCE NORTH 51°56'17" EAST 91.94 FEET; THENCE NORTH 37°35'24" WEST 288.72 FEET; THENCE SOUTH 62°55'40" WEST 125.98 FEET; THENCE NORTH 80°02'43" WEST 242.55 FEET; THENCE NORTH 46°36'46" WEST 201.23 FEET; THENCE NORTH 64°56'32" WEST 147.30 FEET; THENCE SOUTH 53°07'46" WEST 262.01 FEET; THENCE SOUTH 14°01'19" WEST 270.89 FEET; THENCE SOUTH 19°22'17" EAST 165.79 FEET; THENCE SOUTH 75°54'43" EAST 263.80 FEET; THENCE SOUTH 00°24'56" EAST 225.58 FEET; THENCE SOUTH 23°10'17" EAST 418.43 FEET; THENCE SOUTH 08°28'43" WEST 243.31 FEET; THENCE SOUTH 71°59'18" EAST 110.00 FEET; THENCE SOUTH 11°17'26" WEST 115.00 FEET; THENCE SOUTH 40°17'40" EAST 95.33 FEET; THENCE SOUTH 48°09'37" WEST 110.00 FEET; THENCE SOUTH 53°17'02" EAST 185.56 FEET; THENCE NORTH 80°11'35" EAST 187.45 FEET; THENCE SOUTH 57°38'36" EAST 25.01 FEET; THENCE SOUTH 32°21'24" WEST 432.97 FEET TO THE POINT OF CURVATURE ON A 1037.11 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 1037.11 FOOT RADIUS CURVE 307.61 FEET (CHORD BEARS SOUTH 23°51'50 WEST 306.45 49 FEET); THENCE SOUTH 15°22'06" WEST 524.32 FEET TO THE POINT OF CURVATURE ON A 532.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 532.50 FOOT RADIUS CURVE 1266.64 FEET (CHORD BEARS SOUTH 83°30'44 WEST 988FEET); THENCE

NORTH 28°20'38" WEST 522.24 FEET; THENCE SOUTH 89°52'22" EAST 845.64 FEET; THENCE NORTH 00°05'22" WEST 659.55 FEET; THENCE SOUTH 89°45'45" WEST 655.84 FEET; THENCE NORTH 00°03'35" WEST 163.84 FEET; THENCE NORTH 89°40'17" EAST 109.54 FEET; THENCE NORTH 00°00'40" WEST 74.78 FEET; THENCE NORTH 71°39'21" WEST 230.11 FEET; THENCE SOUTH 84°49'23" WEST 191.99 FEET; THENCE NORTH 10°18'32" WEST 113.11 FEET; THENCE NORTH 64°48'29" WEST 150.81 FEET; THENCE SOUTH 70°10'44" WEST 129.26 FEET; THENCE SOUTH 04°05'52" WEST 244.84 FEET; THENCE SOUTH 40°58'21" WEST 180.17 FEET; THENCE SOUTH 50°18'31" EAST 75.88 FEET; THENCE SOUTH 00°01'46" EAST 175.47 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON-TANGENT 627.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 627.50 FOOT RADIUS CURVE 592.40 FEET (CHORD BEARS SOUTH 79°30'04" WEST 570.64 FEET); THENCE NORTH 37°32'39" WEST 10 FEET; THENCE NORTH 00°21'53" WEST 208.30 FEET; THENCE NORTH 66°57'24" WEST 88.43 FEET; THENCE NORTH 30°20'36" EAST 169.81 FEET; THENCE NORTH 75°53'31" EAST 231.29 FEET; THENCE SOUTH 14°06'29" EAST 100.00 FEET; THENCE NORTH 69°42'12" EAST 173.30 FEET; THENCE NORTH 40°47'20" EAST 116.36 FEET; THENCE NORTH 07°42'36" EAST 446.78 FEET; THENCE NORTH 32°27'00" EAST 227.50 FEET; THENCE NORTH 18°58'48" EAST 233.96 FEET; THENCE NORTH 07°28'00" EAST 264.84 FEET; THENCE NORTH 82°32'00" WEST 90.48 FEET; THENCE NORTH 10°10'10" EAST 158.94 FEET; THENCE NORTH 16°25'01" EAST 466.99 FEET; THENCE NORTH 88°40'06" EAST 531.53 FEET; THENCE NORTH 01°13'25" WEST 124.26 FEET; THENCE SOUTH 84°58'32" EAST 383.98 FEET; THENCE NORTH 61°37'35" EAST 266.61 FEET; THENCE NORTH 72°32'49" EAST 388.50 FEET; THENCE SOUTH 64°29'30" EAST 135.20 FEET; THENCE SOUTH 51°52'14" EAST 414.06 FEET; THENCE SOUTH 68°25'32" EAST 308.87 FEET; THENCE SOUTH 79°40'28" EAST 245.78 FEET TO THE POINT OF BEGINNING.

Wasatch County Tax Serial Numbers: OWC-005-0, OWC-0010-0, OWC-0023-0 and OWC-0103-0.



"EXHIBIT A"
NORTH PARCEL
BOUNDARY PLAT



EXHIBIT "B"
PROPERTY DESCRIPTION
SOUTH PARCEL PHASE 1

THAT CERTAIN REAL PROPERTY OWNED BY GRANTOR AND SITUATED IN WASATCH COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°52'22" EAST 381.41 FEET TO THE WESTERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY; THENCE SOUTH 28°20'38" EAST 562.91 FEET TO THE POINT OF CURVATURE ON A 607.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 607.50 FOOT RADIUS CURVE 1445.04 FEET (CHORD BEARS NORTH 83°30'44" EAST 1127.67 FEET); THENCE NORTH 15°22'06" EAST 219.83 FEET; THENCE SOUTH 74°37'54" EAST 42.04 FEET TO THE EASTERLY BOUNDARY LINE OF SAID LAKESIDE NORTH PROPERTY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON- TANGENT 905.37 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 905.37 FOOT RADIUS CURVE 358.87 FEET (CHORD BEARS SOUTH 02°01'17" WEST 356.53 FEET); THENCE SOUTH 09°20'03" EAST 276.80 FEET TO THE POINT OF CURVATURE ON A 623.69 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 623.69 FOOT RADIUS CURVE 736.00 FEET (CHORD BEARS SOUTH 24°28'22" WEST 694.03 FEET); THENCE SOUTH 58°16'46" WEST 276.60 FEET TO THE POINT OF CURVATURE ON A 523.69 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 523.69 FOOT RADIUS CURVE 1050.68 FEET (CHORD BEARS SOUTH 00°48'10" WEST 883.12 FEET); THENCE SOUTH 56°40'25" EAST 183.80 FEET TO THE POINT OF CURVATURE ON A 625.60 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 625.60 FOOT RADIUS CURVE 199.96 FEET (CHORD BEARS SOUTH 47°31'01" EAST 199.11 FEET); THENCE NORTH 89°25'16" WEST 1175.57 FEET; THENCE NORTH 01°02'52" WEST 244.78 FEET; THENCE NORTH 46°09'10" WEST 585.86 FEET; THENCE SOUTH 88°51'49" WEST 1256.63 FEET; THENCE SOUTH 16°33'55" WEST 63.99 FEET; THENCE NORTH 83°47'19" WEST 170.32 FEET; THENCE NORTH 56°18'31" WEST 70.00 FEET; THENCE SOUTH 79°53'35" WEST 87.67 FEET; TO THE EASTERLY RIGHT OF WAY

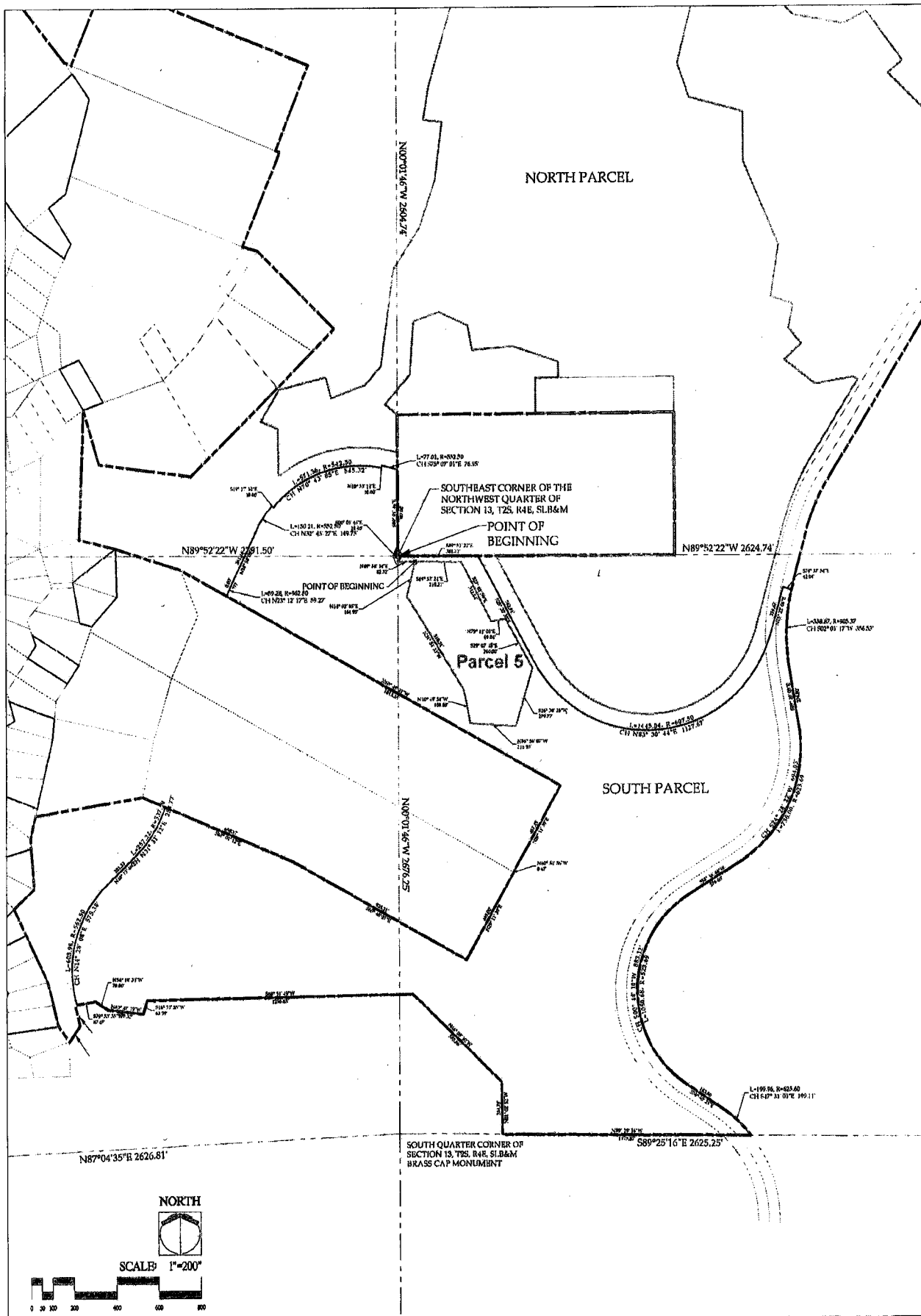
OF SAID JORDANELLE PARKWAY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON-TANGENT 562.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 562.50 FOOT RADIUS CURVE 603.98 FEET (CHORD BEARS NORTH 14°28'08" EAST 575.38 FEET); THENCE NORTH 45°13'46" EAST 201.33 FEET TO THE POINT OF CURVATURE ON A 537.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 537.50 FOOT RADIUS CURVE 257.22 FEET (CHORD BEARS NORTH 31°31'12" EAST 254.77 FEET); THENCE SOUTH 67°01'12" EAST 659.17 FEET; THENCE SOUTH 60°48'21" EAST 938.21 FEET; THENCE NORTH 29°11'39" EAST 465.00 FEET; THENCE NORTH 60°54'56" WEST 0.67 FEET; THENCE NORTH 29°11'39" EAST 457.45 FEET; THENCE NORTH 60°48'21" WEST 1813.35 FEET; TO THE EASTERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON- TANGENT 962.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 962.50 FOOT RADIUS CURVE 59.28 FEET (CHORD BEARS NORTH 23°12'17" EAST 59.27 FEET); THENCE NORTH 24°58'09" EAST 261.13 FEET TO THE POINT OF CURVATURE ON A 552.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 552.50 FOOT RADIUS CURVE 150.21 FEET (CHORD BEARS NORTH 32°45'27 EAST 149.75 FEET); THENCE SOUTH 49°27'14" EAST 10.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON- TANGENT 542.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 542.50 FOOT RADIUS CURVE 571.36 FEET (CHORD BEARS NORTH 70°43'05" EAST 545.32 FEET); THENCE NORTH 10°53'24" EAST 10.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID JORDANELLE PARKWAY SAID POINT BEING ON THE POINT OF CURVATURE OF A NON-TANGENT 552.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 552.50 FOOT RADIUS CURVE 77.01 FEET (CHORD BEARS SOUTH 75°07'01" EAST 76.95 FEET); THENCE SOUTH 00°01'46" EAST 397.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED SOUTH PARCEL, ALL THOSE PORTIONS LYING WITHIN THE FOLLOWING:

THAT CERTAIN REAL PROPERTY OWNED BY TRUSTOR AND SITUATED IN WASATCH COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 28.40 FEET SOUTH 00°01'46" EAST AND 82.32 FEET NORTH 89°58'14" EAST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°53'24" EAST 219.21 FEET; THENCE SOUTH 27°02'59" EAST 312.84 FEET; THENCE NORTH 79°41'05" EAST 69.04 FEET; THENCE SOUTH 29°07'15" EAST 260.00 FEET; THENCE SOUTH 16°30'26" WEST 279.77 FEET; THENCE NORTH 86°56'07" WEST 216.93 FEET; THENCE NORTH 10°49'58" WEST 160.05 FEET; THENCE NORTH 31°54'33" WEST 510.31 FEET; THENCE NORTH 14°02'05" EAST 164.99 FEET TO THE POINT OF BEGINNING.

Wasatch County Tax Serial Numbers: OWC-0010-0 and OWC-0010-4.



"EXHIBIT B"
SOUTH PARCEL
BOUNDARY PLAT

