

Ent 467196 Bk 1262 Pg 373 - 376  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
2019 Aug 23 01:55PM Fee: \$40.00 TC  
For: First American - Heber City  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
150 North Main Street, Suite 103A  
Heber, UT 84032  
(435)654-1414

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Wolfbone Properties, LLC  
14 Valley Ridge Rd.  
Fort Worth, TX 76107

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **380-5968979 (nh)**  
A.P.N.: **00-0020-8062**

**Double O Ranch LLC and Double O Ranch LLC, a Utah limited liability company**, Grantor,  
of **Albuquerque**, County, State of **NM**, hereby CONVEY AND WARRANT to

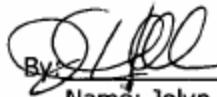
**Wolfbone Properties, LLC, a Texas limited liability company**, Grantee, of **Fort Worth**, County,  
State of **TX**, for the sum of Ten Dollars and other good and valuable considerations the following  
described tract(s) of land in **Wasatch** County, State of **Utah**:

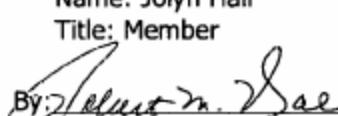
**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for  
the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this August 23, 2019.

Double O Ranch LLC and Double O Ranch LLC, a  
Utah limited liability company

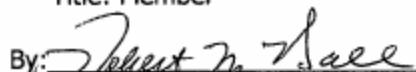
  
By \_\_\_\_\_  
Name: Jolyn Hall  
Title: Member

  
By \_\_\_\_\_  
Name: Robert Hall  
Title: Member

Double O Ranch LLC, a Utah limited liability company

By: 

Name: Jolyn Hall  
Title: Member

By: 

Name: Robert Hall  
Title: Member

STATE OF Utah)  
County of Washington)ss.

On August 22, 2019, before me, the undersigned Notary Public, personally appeared **Jolyn Hall and Robert Hall, Members of Double O Ranch LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 6/4/22

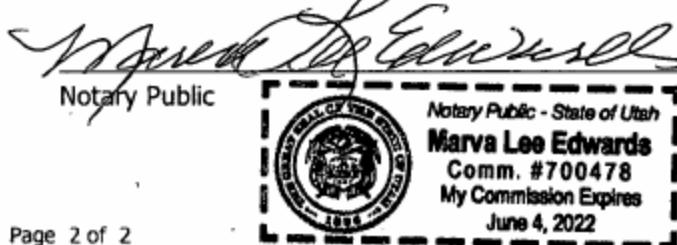
STATE OF Utah)  
County of Washington)ss.



On August 22, 2019, before me, the undersigned Notary Public, personally appeared **Jolyn Hall and Robert Hall, Members of Double O Ranch LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 6/4/22



## EXHIBIT "A"

Escrow No. **380-5968979 (nh)**  
A.P.N.: **00-0020-8062**

## PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH  $89^{\circ}38'45''$  WEST ALONG THE SECTION LINE, 3250.50 FEET; THENCE NORTH  $0^{\circ}56'11''$  EAST 4062.81 FEET TO AN EXISTING FENCE LINE; THENCE NORTH  $0^{\circ}01'56''$  WEST ALONG SAID FENCE LINE 1505.25 FEET, MORE OR LESS, TO THE INTERSECTION OF AN EAST-WEST FENCE LINE; THENCE ALONG SAID EAST-WEST FENCE, THE FOLLOWING 7 CALLS: NORTH  $77^{\circ}19'07''$  EAST 441.40 FEET; THENCE NORTH  $75^{\circ}38'57''$  EAST 86.08 FEET; THENCE NORTH  $72^{\circ}58'15''$  EAST 160.62 FEET; THENCE NORTH  $71^{\circ}06'42''$  EAST 207.32 FEET; THENCE NORTH  $66^{\circ}40'20''$  EAST 135.78 FEET; THENCE NORTH  $63^{\circ}31'35''$  EAST 116.03 FEET; THENCE NORTH  $61^{\circ}43'40''$  EAST 71.60 FEET TO THE END OF SAID FENCE LINE; THENCE NORTH  $60^{\circ}36'52''$  EAST 84.04 FEET; MORE OR LESS, TO THE CENTER LINE OF CENTER CREEK; THENCE ALONG A MEANDER LINE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID CENTER CREEK TO THE INTERSECTION OF THE EAST SECTION LINE OF SECTION 31; THENCE SOUTHERLY, ALONG AN EXISTING FENCE LINE 3962.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO THE FOLLOWING: BEGINNING AT A POINT 21 CHAINS WEST OF THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE MERIDIAN (SLM); THENCE NORTH  $35^{\circ}$  WEST 1.96 CHAINS; THENCE NORTH  $29^{\circ}45'$  WEST 3.8 CHAINS; THENCE NORTH  $47^{\circ}15'$  WEST 3.04 CHAINS; THENCE NORTH  $24^{\circ}$  WEST TO A POINT NORTH  $71^{\circ}24'$  EAST OF A POINT 1,585 FEET WEST AND NORTH  $37^{\circ}$  WEST 400.6 FEET AND NORTH  $26^{\circ}51'$  WEST 253.8 FEET FROM SOUTHEAST CORNER OF SECTION 30, THENCE SOUTH  $71^{\circ}24'$  WEST TO SAID POINT; THENCE SOUTH  $26^{\circ}51'$  EAST 253.8 FEET; THENCE SOUTH  $37^{\circ}$  EAST 400.6 FEET TO SECTION LINE; THENCE EAST 199 FEET TO THE POINT OF BEGINNING.

ALSO THAT PORTION OF LAND LYING SOUTH AND WEST OF THE HEREINAFTER DESCRIBED SURVEY LINE, AND LESS AND EXCEPTING THAT PORTION OF LAND LYING NORTH AND EAST OF THE HEREINAFTER DESCRIBED SURVEY LINE, AS CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MARCH 08, 2018 AS ENTRY NO. 449084 IN BOOK 1217 AT PAGE 106 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF CENTER CREEK ROAD, SAID POINT BEING NORTH 752.54 FEET AND EAST 3559.83 FEET FROM THE 1998 WASATCH COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (THE 1998 WASATCH BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH  $01^{\circ}19'21''$  WEST 2685.24 FEET FROM SAID NORTHWEST CORNER) IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM CENTRAL ZONE BEARINGS, NAD 83); AND RUNNING THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING 50 COURSES: (1) SOUTH  $17^{\circ}27'36''$  EAST 85.64 FEET; (2) SOUTH  $23^{\circ}10'54''$  EAST 62.40 FEET; (3) SOUTH  $34^{\circ}54'05''$  EAST 90.72 FEET; (4) SOUTH  $39^{\circ}34'07''$  EAST 23.70 FEET; (5) SOUTH  $28^{\circ}51'37''$  EAST 29.78 FEET; (6) SOUTH  $19^{\circ}01'00''$  EAST 35.48 FEET; (7) SOUTH  $22^{\circ}16'34''$  EAST 113.50 FEET; (8) SOUTH  $22^{\circ}16'21''$  EAST 42.07 FEET; (9) SOUTH  $43^{\circ}43'40''$  EAST 113.71 FEET; (10) SOUTH  $45^{\circ}46'42''$  EAST 117.43 FEET; (11) SOUTH  $41^{\circ}53'32''$  EAST 77.79 FEET; (12) SOUTH  $33^{\circ}44'33''$  EAST 38.66 FEET; (13) SOUTH  $25^{\circ}25'24''$  EAST 41.48 FEET; (14) SOUTH  $13^{\circ}03'26''$  EAST 73.84 FEET; (15) SOUTH  $00^{\circ}33'46''$  WEST 62.85 FEET; (16) SOUTH  $12^{\circ}45'39''$  EAST 50.98 FEET; (17) SOUTH  $33^{\circ}00'43''$  EAST 47.51 FEET; (18) SOUTH  $21^{\circ}32'51''$  EAST 20.52 FEET; (19) SOUTH  $18^{\circ}30'48''$  EAST 135.73 FEET; (20) SOUTH  $48^{\circ}06'58''$  EAST 102.65 FEET ALONG THE REMNANTS OF AN OLD FENCE; (21) SOUTH  $24^{\circ}56'18''$  EAST 54.69 FEET ALONG THE REMNANTS OF AN OLD FENCE; (22) SOUTH  $30^{\circ}47'33''$  EAST 16.95 FEET; (23) SOUTH  $31^{\circ}14'18''$  EAST 24.77 FEET; (24) SOUTH  $53^{\circ}29'29''$  EAST 36.32 FEET; (25) SOUTH  $20^{\circ}31'45''$  EAST 17.19 FEET; (26) SOUTH  $06^{\circ}05'33''$  EAST 31.20 FEET; (27) SOUTH  $33^{\circ}59'08''$  EAST 28.06 FEET; (28) SOUTH  $24^{\circ}48'11''$  EAST 24.31 FEET; (29) SOUTH  $21^{\circ}58'38''$  EAST 26.55 FEET; (30) SOUTH  $36^{\circ}51'12''$  EAST 90.63 FEET; (31) SOUTH  $38^{\circ}16'54''$  EAST 52.91 FEET; (32) SOUTH  $37^{\circ}13'11''$  EAST 38.22 FEET; (33) SOUTH  $48^{\circ}45'32''$  EAST 69.15 FEET; (34) SOUTH  $51^{\circ}46'46''$  EAST 39.56 FEET; (35) SOUTH  $51^{\circ}12'48''$  EAST 48.39 FEET; (36) SOUTH  $57^{\circ}46'42''$  EAST 74.08 FEET; (37) SOUTH  $51^{\circ}24'20''$  EAST 70.53 FEET; (38) SOUTH  $54^{\circ}11'17''$  EAST 54.11 FEET; (39) SOUTH  $53^{\circ}29'23''$  EAST 59.92 FEET; (40) SOUTH  $60^{\circ}16'12''$  EAST 103.36 FEET; (41) SOUTH  $63^{\circ}33'50''$  EAST 62.38 FEET; (42) SOUTH  $63^{\circ}38'20''$  EAST 36.49 FEET; (43) SOUTH  $53^{\circ}51'34''$  EAST 32.88 FEET; (44) SOUTH  $44^{\circ}47'50''$  EAST 199.26 FEET; (45) SOUTH  $39^{\circ}20'42''$  EAST 54.70

FEET; (46) NORTH 81°11'39" EAST 88.58 FEET; (47) NORTH 85°51'03" EAST 96.32 FEET; (48) NORTH 84°26'52" EAST 43.00 FEET; (49) SOUTH 57°23'21" EAST 87.93 FEET; (50) SOUTH 54°49'15" WEST 98.79 FEET; THENCE SOUTH 00°46'45" WEST 3922.05 FEET AND TERMINATING AT THE SOUTHEAST CORNER OF SECTION 31, AS SHOWN ON RECORD OF SURVEY FILE NO. 0002960, RECORDED IN THE SURVEYOR'S OFFICE, WASATCH COUNTY, UTAH.

PARCEL 1A:

TOGETHER WITH A RIGHT-OF-WAY EASEMENT 60 FEET IN WIDTH, AS ESTABLISHED BY THAT DECLARATION OF AND RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 08, 2018 AS ENTRY NO. 449085 IN BOOK 1217 AT PAGE 114 OF OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, TO WIT:

BEGINNING NORTH 472.40 FEET AND EAST 3666.18 FEET FROM THE 1998 WASATCH COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (THE 1998 WASATCH BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 01°19'21" WEST 2685.24 FEET FROM SAID NORTHWEST CORNER IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM CENTRAL ZONE BEARINGS, NAD 83); AND RUNNING THENCE NORTH 25°08'46" WEST 218.47 FEET; THENCE NORTH 09°19'02" WEST 83.35 FEET MORE OR LESS TO THE CENTERLINE OF CENTER CREEK ROAD; THENCE ALONG THE CENTERLINE OF CENTER CREEK ROAD, THE FOLLOWING TWO COURSES: (1) SOUTH 45°53'25" EAST 50.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT (NORTHEAST) AND HAVING A RADIUS OF 75.60 FEET; (2) THENCE ALONG SAID CURVE 38.87 FEET AND THROUGH A CENTRAL ANGLE OF 29°27'17" (CHORD BEARING AND DISTANCE BEING SOUTH 60°37'02" EAST 38.44 FEET); THENCE SOUTH 09°19'02" EAST 10.54 FEET; THENCE SOUTH 25°08'46" EAST 210.13 FEET; THENCE SOUTH 64°51'14" WEST 60.00 FEET TO THE POINT OF BEGINNING.