

PREPARED BY AND WHEN RECORDED RETURN TO:

Victor A. Taylor, Esq.
Dentons Durham Jones Pinegar P.C.
111 South Main Street, Suite 2400
Salt Lake City, Utah 84111

SEND TAX NOTICES TO:

Valley Hills, LLC
1245 Brickyard Road, Suite 70
Salt Lake City, Utah 84106

Tax Parcels Nos. 00-0021-2302, 00-0020-8452, 00-0021-1533, 00-0021-6569, 00-0021-2303, 00-0021-1532 and 00-0021-1560

CTIA 134981-TTF

QUITCLAIM DEED

Valley Hills, LLC / Valley Hills, LLC

THIS INSTRUMENT is executed as of the 22nd day of October, 2021, by **VALLEY HILLS, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 1245 Brickyard Road, Suite 70, Salt Lake City, Utah 84106, in favor of **VALLEY HILLS, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 1245 Brickyard Road, Suite 70, Salt Lake City, Utah 84106.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby quitclaims to Grantee certain real property (the "**Property**") located in Wasatch County, Utah, described as follows:

Parcel 1:

A part of the Northwest Quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian in Wasatch County, Utah: Beginning at a point on the Easterly Line of State Highway 40 as it exists on the ground at 75.00 foot half-width at approx. Highway Station 188+17.76 located 724.01 feet North 89°31'24" East along the Section Line; and 1722.99 feet South 0°28'36" East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence South 87°03'24" East 188.10 feet; thence South 80°35'48" East 31.85 feet; thence South 87°30'17" East 84.14 feet; thence South 1°06'00" West 205.07 feet; thence North 88°51'39" West 55.52 feet to a point of tangency; thence Southwesterly along the arc of a 266.42 foot radius curve to the left a distance of 43.17 feet (Central Angle equals 9°17'02" and Long Chord bears South 86°29'49" West 43.12 feet) to a point of reverse curvature; thence Southwesterly along the arc of a 233.58 foot radius curve to the right a distance of 37.85 feet (Central Angle equals 9°17'04" and Long Chord bears South 86°29'50" West 37.81 feet) to a point of tangency; thence North 88°51'38" West 116.03 feet to a point of curvature; thence Northwesterly along the arc of a 180.00 foot radius curve to the right a distance of 64.28 feet (Central Angle equals 20°27'41" and Long Chord bears North 78°37'47" West 63.94 feet) to a point of tangency; thence North 68°23'56" West 45.87

feet to the Easterly Line of said State Highway; thence North $16^{\circ}34'49''$ East 204.09 feet along said Easterly Line to the point of beginning.

Parcel 2:

A part of the Northwest Quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian in Wasatch County, Utah: Beginning at a point on the Easterly Line of State Highway 40 as it exists on the ground at 75.00 foot half-width at approx. Highway Station 188+17.76 located 724.01 feet North $89^{\circ}31'24''$ East along the Section Line; and 1722.99 feet South $0^{\circ}28'36''$ East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence North $16^{\circ}34'49''$ East 257.03 feet along said Easterly Line of the Highway; thence North $61^{\circ}58'47''$ East 28.22 feet; thence South $87^{\circ}25'11''$ East 182.43 feet; thence North $75^{\circ}48'21''$ East 29.03 feet; thence South $1^{\circ}06'00''$ West 277.08 feet; thence North $87^{\circ}30'17''$ West 84.14 feet; thence North $80^{\circ}35'48''$ West 31.85 feet; thence North $87^{\circ}03'24''$ West 188.10 feet to the Easterly Line of said State Highway and the point of beginning.

Parcel 3:

A part of the Northwest Quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian in Wasatch County, Utah: Beginning at a point on an existing boundary line agreement of record on the Easterly Line of State Highway 40 as it exists on the ground at 75.00 foot half-width at approx. Highway Station 185+42.14 located 643.16 feet North $89^{\circ}31'24''$ East along the Section Line; and 1986.49 feet South $0^{\circ}28'36''$ East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence North $16^{\circ}34'49''$ East 71.53 feet along said Easterly Line of the Highway; thence South $68^{\circ}23'56''$ East 45.87 feet to a point of curvature; thence Southeasterly along the arc of a 180.00 foot radius curve to the left a distance of 64.28 feet (Central Angle equals $20^{\circ}27'41''$ and Long Chord bears South $78^{\circ}37'47''$ East 63.94 feet) to a point of tangency; thence South $88^{\circ}51'38''$ East 116.03 feet to a point of curvature; thence Northeasterly along the arc of a 233.58 foot radius curve to the left a distance of 37.85 feet (Central Angle equals $9^{\circ}17'04''$ and Long Chord bears North $86^{\circ}29'50''$ East 37.81 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 266.42 foot radius curve to the right a distance of 43.17 feet (Central Angle equals $9^{\circ}17'02''$ and Long Chord bears North $86^{\circ}29'49''$ East 43.12 feet) to a point of tangency; thence South $88^{\circ}51'39''$ East 55.52 feet; thence North $1^{\circ}06'00''$ East 482.15 feet; thence North $75^{\circ}48'21''$ East 17.33 feet; thence Northeasterly along the arc of an 867.00 foot radius curve to the left a distance of 179.65 feet (Center bears North $2^{\circ}05'31''$ West, Central Angle equals $11^{\circ}52'19''$ and Long Chord bears North $81^{\circ}58'19''$ East 179.32 feet) to a point of tangency; thence North $76^{\circ}02'10''$ East 173.19 feet to a point of curvature; thence Northeasterly along the arc of a 651.00 foot radius curve to the right a distance of 171.16 feet (Central Angle equals $15^{\circ}03'50''$ and Long Chord bears North $83^{\circ}34'05''$ East 170.67 feet) to a point of tangency; thence South $88^{\circ}54'00''$ East 254.70 feet; thence South $1^{\circ}06'00''$ West 416.50 feet to a point of curvature; thence Southeasterly along the arc of a 30.00 foot radius curve to the left a distance of 24.08 feet (Central Angle equals $45^{\circ}59'51''$ and Long Chord bears South $21^{\circ}53'55''$ East 23.44 feet) to a point of reverse curvature; thence Southeasterly along the arc of a 100.00 foot radius curve to the right a distance of 80.28 feet (Central Angle equals $45^{\circ}59'51''$ and Long Chord bears South $21^{\circ}53'55''$ East 78.14 feet) to a point of tangency; thence South $1^{\circ}06'00''$ West 119.35 feet to a point on

an existing boundary line agreement of record as monumented by an existing boundary line fence; thence along said existing boundary line the following four courses: North 89°26'11" West 135.90 feet; North 88°54'25" West 608.59 feet; North 88°36'09" West 187.12 feet; and North 89°02'38" West 270.19 feet to the Easterly Line of the State Highway and the point of beginning.

Parcel 4:

A part of the Northwest Quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian in Wasatch County, Utah: Beginning at a point located 2554.48 feet North 89°31'24" East along the Section Line; and 1416.07 feet South 0°28'36" East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence South 1°06'00" West 297.91 feet; thence North 89°12'21" West 211.08 feet; thence South 1°02'40" West 323.05 feet to a point on an existing boundary line agreement of record as monumented by an existing boundary line fence; thence along said existing boundary line the following two courses: North 88°18'52" West 248.40 feet; and North 89°26'11" West 233.97 feet; thence North 1°06'00" East 119.35 feet to a point of curvature; thence Northwesterly along the arc of a 100.00 foot radius curve to the left a distance of 80.28 feet (Central Angle equals 45°59'51" and Long Chord bears North 21°53'55" West 78.14 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 30.00 foot radius curve to the right a distance of 24.08 feet (Central Angle equals 45°59'51" and Long Chord bears North 21°53'55" West 23.44 feet) to a point of tangency; thence North 1°06'00" East 416.50 feet; thence South 88°54'00" East 0.95 feet to a point of curvature; thence Southeasterly along the arc of a 572.00 foot radius curve to the right a distance of 199.67 feet (Central Angle equals 20°00'00" and Long Chord bears South 78°54'00" East 198.65 feet) to a point of tangency; thence South 68°54'00" East 66.30 feet to a point of curvature; thence Southeasterly along the arc of a 366.50 foot radius curve to the left a distance of 127.93 feet (Central Angle equals 20°00'00" and Long Chord bears South 78°54'00" East 127.28 feet) to a point of tangency; thence South 88°54'00" East 160.14 feet to a point of curvature; thence Northeasterly along the arc of a 280.00 foot radius curve to the left a distance of 183.36 feet (Central Angle equals 37°31'10" and Long Chord bears North 72°20'25" East 180.10 feet) to a point of tangency; thence North 53°34'50" East 22.56 feet to the point of beginning.

Parcel 5:

A part of the Northwest Quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian in Wasatch County, Utah: Beginning at a point located 2554.48 feet North 89°31'24" East along the Section Line; and 1416.07 feet South 0°28'36" East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence North 53°34'50" East 233.68 feet to a point of curvature; thence Northeasterly along the arc of a 250.00 foot radius curve to the right a distance of 158.91 feet (Central Angle equals 36°25'10" and Long Chord bears North 71°47'25" East 156.25 feet) to a point of tangency; thence East 32.54 feet to the West line of Wasatch County Parcel 16-4157; thence South 1°51'26" West 489.95 feet; thence North 89°30'31" West 132.12 feet; thence North 89°12'21" West 226.75 feet; thence North 1°06'00" East 297.91 feet to the point of beginning.

Parcel 6:

A part of the Northwest Quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian in Wasatch County, Utah: Beginning at a point on the Easterly Line of State Highway 40 as it is monumented on the ground located 1072.50 feet North 89°31'24" East along the Section Line; and 418.88 feet South 0°28'36" East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence South 78°34'56" East 580.17 feet; thence South 52°56'48" East 135.81 feet; thence South 47°44'19" East 375.25 feet; thence North 86°53'04" East 69.60 feet; thence South 62°03'50" East 95.03 feet; thence South 36°47'19" East 47.69 feet; thence South 44°04'33" East 6.16 feet; thence South 52°52'53" East 83.04 feet; thence North 88°08'54" East 43.27 feet; thence South 45°56'52" East 161.29 feet; thence South 82°58'40" East 39.10 feet; thence South 63°34'43" East 149.28 feet; thence North 59°19'00" East 44.11 feet; thence North 68°55'21" East 46.43 feet; thence East 380.41 feet to the West Line of 550 East Street; thence South 1°20'03" West 72.02 feet along said West Line; thence West 172.27 feet to a point of curvature; thence Southwesterly along the arc of a 250.00 foot radius curve to the left a distance of 158.91 feet (Central Angle equals 36°25'10" and Long Chord bears South 71°47'25" West 156.25 feet) to a point of tangency; thence South 53°34'50" West 256.24 feet to a point of curvature; Southwesterly along the arc of a 280.00 foot radius curve to the right a distance of 183.36 feet (Central Angle equals 37°31'10" and Long Chord bears South 72°20'25" West 180.10 feet) to a point of tangency; thence North 88°54'00" West 160.14 feet to a point of curvature; thence Northwesterly along the arc of a 366.50 foot radius curve to the right a distance of 127.93 feet (Central Angle equals 20°00'00" and Long Chord bears North 78°54'00" West 127.28 feet) to a point of tangency; thence North 68°54'00" West 66.30 feet to a point of curvature; thence Northwesterly along the arc of a 572.00 foot radius curve to the left a distance of 199.67 feet (Central Angle equals 20°00'00" and Long Chord bears North 78°54'00" West 198.65 feet) to a point of tangency; thence North 88°54'00" West 255.65 feet to a point of curvature; thence Southwesterly along the arc of a 651.00 foot radius curve to the left a distance of 171.16 feet (Central Angle equals 15°03'50" and Long Chord bears South 83°34'05" West 170.67 feet) to a point of tangency; thence South 76°02'10" West 173.19 feet) to a point of curvature; thence Southwesterly along the arc of an 867.00 foot radius curve to the right a distance of 179.65 feet (Central Angle equals 11°52'19" and Long Chord bears South 81°58'19" West 179.32 feet; thence South 75°48'21" West 46.37 feet; thence North 87°25'11" West 182.43 feet; thence South 61°58'47" West 28.22 feet to the Easterly Line of State Highway 40 as it exists on the ground at 75.00 foot half-width; thence along said Easterly Line the following three courses: North 16°34'49" East 328.43 feet to a point of curvature; Northeasterly along the arc of a 5804.43 foot radius curve to the left a distance of 654.50 feet (Central Angle equals 6°27'38" and Long Chord bears North 13°21'00" East 654.16 feet) to a point of tangency; and North 10°07'11" East 111.09 feet to the point of beginning.

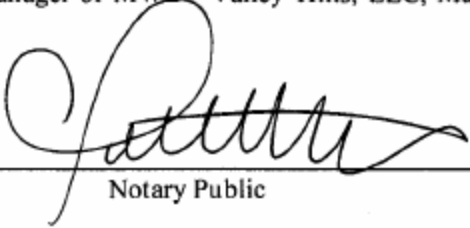
The Property is shown on the drawing filed with the Wasatch County Surveyor as file no. 3722, a copy of which is attached as Exhibit A, incorporated by this reference.

[Remainder of page intentionally left blank; signatures and acknowledgments on following pages]

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 26 day of October, 2021, by Michael T. Nelson, Manager of Mt. West Enterprises, LLC, Manager of MWE—Valley Hills, LLC, Manager of Valley Hills, LLC.





Notary Public

My Commission Expires:

12-2-2023

Residing at:

Salt Lake County

EXHIBIT A

to

QUITCLAIM DEED

FILED SURVEY

(See attached)

