

This instrument was prepared by and
after recording should be returned to:

Ent 520984 Bk 1412 Pg 1844-1847
Date: 16-JUN-2022 3:39:20PM
Fee: None Filed By: TC
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: MIDWAY CITY

This Space Reserved For Recording

WARRANTY DEED

THIS WARRANTY DEED is executed this 4th day of June, 2022
("Effective Date"), from **K.C. Gardner Midway River, LC**, a Utah limited liability company,
whose address is 201 S. Main Street 2000 ("Grantor"), to **Midway City**, a Utah
municipality, whose address is 75 North 100 West Midway ("Grantee"). This Warranty Deed is
executed and delivered pursuant to that agreement between the Grantor and Grantee for transfer
of the Property.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of
which are hereby acknowledged, Grantor does hereby convey and warrant all of its right, title,
and interest in and to the fee property listed on **Exhibit A** attached hereto ("Property");

TOGETHER with all and singular, hereditaments, buildings, improvements, structures,
fixtures, water rights thereunto appurtenant, and all other appurtenances located on the Property
or thereto belonging, or in any way appertaining and all right to the estate, right, title, interest,
claim and demand whatsoever of the Grantors, either in law or equity, of, in and to the Property;

TO HAVE AND TO HOLD all and singular the Property unto Grantee, its successors,
and assigns forever;

To the extent permitted by law, Grantee shall be subrogated to Grantor's rights in and to
warranties given to Grantor by Grantor's predecessors in title with respect to the Property.
Grantor hereby grants and transfers to Grantee, its successors and assigns, to the extent so
transferable and permitted by law, the benefit of and the right to enforce the warranties, if any,
which Grantor is entitled to enforce with respect to the Property, but only to the extent not
enforced by Grantor.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the Effective Date.

K.C. Gardner Midway River, LC

By: Kem Gardner

Name: Kem Gardner

Title: Manager

STATE OF Utah)
)ss.

COUNTY OF Wasatch)

On this 4 day of June, in the year 2022, before me, Brad Wilson
a notary public, personally appeared Kem Gardner, as MANAGER of K.C. Gardner Midway
River, LC, a Utah limited liability company, on behalf of the company, proved on the basis of
satisfactory evidence to be the person whose name is subscribed to this instrument, and
acknowledged executing the same.

WITNESS my hand and official seal.

Brad Wilson
Notary Public

My commission expires: 7/7/24



EXHIBIT A
to
WARRANTY DEED

PARCEL 1 (Parcel Nos. 00-0020-4290 and 00-0020-4291):

Beginning 441 feet North of the Southwest corner of the Northwest quarter of Section 11 of Township 4 South, Range 5 East, Salt Lake Meridian; thence North 84°53' East 368 feet; thence on regular curve to right having radius of 1960.1 feet and distance of 666 feet as measured on arc of curve; thence South 75°39' East 307 feet; thence North 24°15' West 906.24 feet; thence North 89°12' West 14.53 chains; thence South 747.02 feet to the place of beginning:

LESS AND EXCEPTING the following:

Beginning at a point which is East 23.98 feet and North 1166.02 feet from the Southwest corner of the Northwest quarter of Section 11, Township 4 South, Range 4 East, Salt Lake Base and Meridian and running thence North 22.0 feet; thence South 89°12' East 935.0 feet; thence South 24°15' East 906.3 feet; thence North 76°20'28" West 390.8 feet; thence North 16°36' West 629.23 feet; thence West 193.4 feet; thence North 114.3 feet; thence North 89°12' West 555.2 feet to the point of beginning.

PARCEL 2 (Parcel Nos. 00-0020-4292, 00-0020-4293, 00-0020-5563, 00-0020-5564, 00-0020-8417, 00-0020-8420 and 00-0020-8424):

Beginning at the Wasatch County survey monument for the Southwest corner of Section 2, Township 4 South, Range 4 East, Salt Lake Base and Meridian (from said Southwest corner of Section 2 the West one-quarter corner of Section 11, Township 4 South, Range 4 East, Salt Lake Base and Meridian, bears South 00°15'15" East 2671.45 feet) and running thence North 00°06'19" West 314.92 feet along the section line; thence East 882.44 feet to an existing fence line; thence South 11°03'12" West 119.73 feet along an existing fence line; thence South 09°10'19" West 256.34 feet along an existing fence line; thence South 25°51'16" West 193.66 feet along an existing fence line; thence South 14°55'00" East 206.89 feet; thence South 58°50'00" East 188.10 feet; thence South 02°45'00" West 217.80 feet; thence South 85°40'00" West 16.97 feet; thence South 02°54'57" West 36.18 feet along an existing fence line; thence South 85°53'31" West 288.74 feet along an existing fence line; thence South 36°13'40" West 174.05 feet along an existing fence line; thence South 17°20'00" East 92.62 feet; thence South 06°00'00" East 430.98 feet; thence North 89°12'00" West 0.92 feet; thence South 06°45'46" East 12.88 feet along an existing fence line; thence North 89°41'03" West 594.47 feet along an existing fence line; thence North 00°15'15" West 1469.80 feet along the section line to the point of beginning.

SUBJECT TO the effects of that certain Boundary Line Agreement recorded January 20, 2009 as Entry No. 343791 in Book 981 at Page 407 of official records of the Wasatch County Recorder.

Exhibit A

Ent 520984 Bk 1412 Pg 1847

Kem C. Gardner Midway Legacy Preserve Parcels: 00-0020-4290, 00-0020-4291, 00-0020-4292, 00-0020-4293, 00-0020-5563, 00-0020-5564, 00-0020-8417, 00-0020-8420, & 00-0020-8424



Boundaries are approximate.
Maps are not intended for use as survey.

0 0.025 0.05 0.1 Miles