

Ent 538636 Bk 1458 Pg 846 - 848
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2023 Nov 09 02:27PM Fee: \$40.00 HP
For: Atlas Title - Heber City
ELECTRONICALLY RECORDED

Larry Bonner
47 South 100 East
Midway, UT 84049

Mail Tax Statements To:
Larry Bonner
47 South 100 East
Midway, UT 84049

APN: 00-0020-5404

NOTICE OF INTEREST

The undersigned hereby gives Notice of Interest in the following described real property located in Wasatch County, State of Utah

Legal Description: See attached Exhibit A

Tax Number: 00-0020-5404

Said interest is claimed pursuant to an Option to Purchase Real Estate Agreement 8/25/2022
(dated) by and between Civilard Co, LLC, and the undersigned.
Hillwood Homes Utah, LLC

This Notice of Interest expires upon the undersigned exercising the option to purchase the subject property.

WITNESS, the hand of said grantor, this 14th day of September, 2023.



Larry Bonner



Ellen Bonner

STATE OF UTAH)
) ss.
COUNTY OF WASATCH COUNTY)

On this 14th day of September, 2023, before me KATHLEEN BACKERS, a Notary Public, personally appeared Larry Bonner and Ellen Bonner, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Notary Public Seal

Kathleen Backers

Notary Public Signature



EXHIBIT A

Legal Description

A parcel of land lying and situate in the Southwest quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, for which the basis of bearing is South 89°54'29" West 2658.15 feet between the Wasatch County Brass Caps monumentalizing the South line of the Southeast quarter of said Section 35.

Beginning at a point in the Easterly Right of way line of 100 East Street as established by long standing fence lines accepted as said right of way line, said point being West 2145.29 feet and North 733.73 feet from the Wasatch County Brass Cap Monumentalizing the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence coincident with the Easterly Right of way line of 100 East Street evidenced by a long standing fence line, North 00°05'57" East 454.83 feet; thence leaving said Right of way line South 89°07'04" East 104.01 feet; thence North 00°05'57" East 130.39 feet; thence North 89°44'50" West 4.00 feet; thence North 00°05'57" East 72.00 feet; thence South 89°44'50" East 169.79 feet more or less to an existing fence line; thence more or less along an existing fence line the following five (5) courses, 1) South 00°10'57" West 72.00 feet more or less to an existing fence corner; 2) thence South 88°41'38" East 196.73 feet; 3) thence South 01°49'55" West 130.67 feet; 4) thence South 02°14'09" West 460.00 feet; 5) thence North 88°27'53" West 445.87 feet to the point of beginning of this description.

LESS AND EXCEPTING the following:

Beginning at a point which is West 2130.67 feet and North 733.34 feet from the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 23.19 feet (central angle of 88°33'50" and chord of North 44°10'58" West 20.95 feet) along the property boundary of Bonners Landing Subdivision; thence North 00°05'57" East 440.20 feet along the boundary of Bonners Landing Subdivision; thence South 89°07'04" East 102.47 feet along the boundary of the Bonners Landing Subdivision; thence North 00°46'19" East 130.30 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning; thence North 89°44'50" West 3.99 feet; thence North 00°05'57" East 72.00 feet; thence South 89°44'50" East 9.00 feet; thence South 00°46'19" West 72.00 feet; thence North 89°44'54" West 5.01 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning.

ALSO LESS AND EXCEPTING the following:

Beginning at a point which is West 2130.67 feet and North 733.34 feet from the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 23.19 feet (central angle of 88°33'50" and chord of North 44°10'58" West 20.95 feet) along the property boundary of Bonners Landing Subdivision; thence North 00°05'57" East 440.20 feet along the boundary of Bonners Landing Subdivision; thence South 89°07'04" East 102.47 feet along the boundary of the Bonners Landing Subdivision; thence North 00°46'19" East 130.30 feet along the boundary of the Bonners Landing Subdivision; thence South 89°44'50" East 5.01 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning; thence North 00°05'57" East 72.00 feet; thence South 89°44'50" East 85.84 feet; thence South 00°46'19" West 72.00 feet along the boundary of the Bonners Landing Subdivision; thence North 89°44'54" West 84.99 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning.