

Send Tax Notices to:

Red Ledges Land Development, Inc
205 N. Red Ledges Blvd
Heber City, Utah 84032

Ent 558671 Bk 1513 Pg 215-218
Date: 24-APR-2025 12:31:45PM
Fee: \$40.00 Check Filed By: HP
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: ATWELL

Parcel No. [Portion of 00-0007-8563]
Serial [Portion of OWC-0597-0-026-035]

WARRANTY DEED
(Subject to Deed Restriction and Easement)

RHK HOLDINGS, LLC, with a Wyoming limited liability company, whose address is 1109 N. Chimney Rock Rd., Heber City, UT 84032 ("GRANTOR"), hereby GRANTS, CONVEYS and WARRANTS to **RED LEDGES LAND DEVELOPMENT, INC.**, a Florida corporation, whose address is 205 N. Red Ledges Blvd., Heber City, UT 84032 ("GRANTEE"), for the sum of \$10.00 dollars and other good and valuable consideration, the land in Wasatch County, Utah, described as follows (the "Property"):

See attached Exhibit A

TOGETHER with the tenements, hereditaments, appurtenances, including mineral, oil and gas rights, if any thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

RESTRICTIVE COVENANT: The Property is transferred subject to a restriction prohibiting Grantee, and its successors or assigns, from taking any action to sub-divide the Property (or use the Property) for purposes of improving the Property with residential homes (the "Restriction"). The Restriction is created for the benefit of Grantor, and its successors or assigns (the adjacent landowner of Parcel No. 00-0007-8563) and shall not be amended or terminated without the written consent of Grantor. The Restriction is a covenant that runs in perpetuity with the Property.

RESERVED EASEMENT: Reserving unto the grantor and successors in interest, a non-exclusive, appurtenant, and perpetual access and utility easement for residential use over and across the land contained in the legal description below for the purposes of: (a) vehicular and pedestrian access, ingress and egress to and from RHK property; (b) installation, repair, and replacement of one private driveway and other related improvements which may include road base, gravel, asphalt, concrete, address marker, a gate, landscaping, and curb and gutter, all within the driveway and utility easement area; (c) the installation repair and replacement of private underground or at ground utilities as needed to provide service to structures on the RHK property, which includes water, power, gas, communication lines, other utilities, all within the driveway and utility easement area. The easement shall be 40-ft wide (30 feet for the access easement and five feet on each side for snow storage), with 20-feet on either side of the following described centerline:

BEGINNING AT A POINT WHICH IS THE CENTER OF A FUTURE CUL-DE-SAC ROAD IN RED LEDGES, SAID POINT BEING S41°00'23"W 358.67 FEET FROM A FOUND WASATCH COUNTY SURVEY MONUMENT REPRESENTING THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION BEING N00°10'19"E BETWEEN FOUND WASATCH COUNTY SURVEY MONUMENTS REPRESENTING THE EAST ONE-QUARTER CORNER AND NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN);

THENCE N74°10'22"E 243.97 FEET; THENCE N71°25'34"E 156.26 FEET; THENCE N54°23'47"E 433.90 FEET TO THE EAST BOUNDARY OF THE SUBJECT PROPERTY, BEING THE POINT OF TERMINUS OF THIS EASEMENT. THE SIDE LINES OF SAID EASEMENT TO BE ELONGATED OR TRUNCATED TO END AT THE EAST BOUNDARY LINE OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTICE OF AGRICULTURAL COMPLIANCE: This deed is hereby made expressly in compliance with Utah Code Amended Section 17-27a-605(2) and Section 59-2-502 and is exempt from plat requirements. This new parcel has been divided from Parcel 00-0007-8563 as approved by the Heber City Council when the property was annexed. This parcel is being created for agricultural purposes as defined in Section 59-2-502 and will remain so until zoning regulations and private agreements permit other uses.

Witness the hand of said Grantor this 24, day of APRIL, 2025.

RHK HOLDINGS, LLC

BY: PAUL KRUGER
ITS: MANAGER

STATE OF UTAH)
:ss
COUNTY OF WASATCH)

On this 24, day of APRIL, 2025, personally appeared before me, PAUL KRUGER, Manager of RHK Holdings, LLC, who duly acknowledged to me that he/she had executed this Warranty Deed.

Jennifer Balls
NOTARY

SEAL:

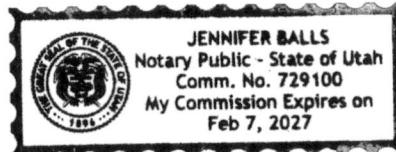


EXHIBIT A

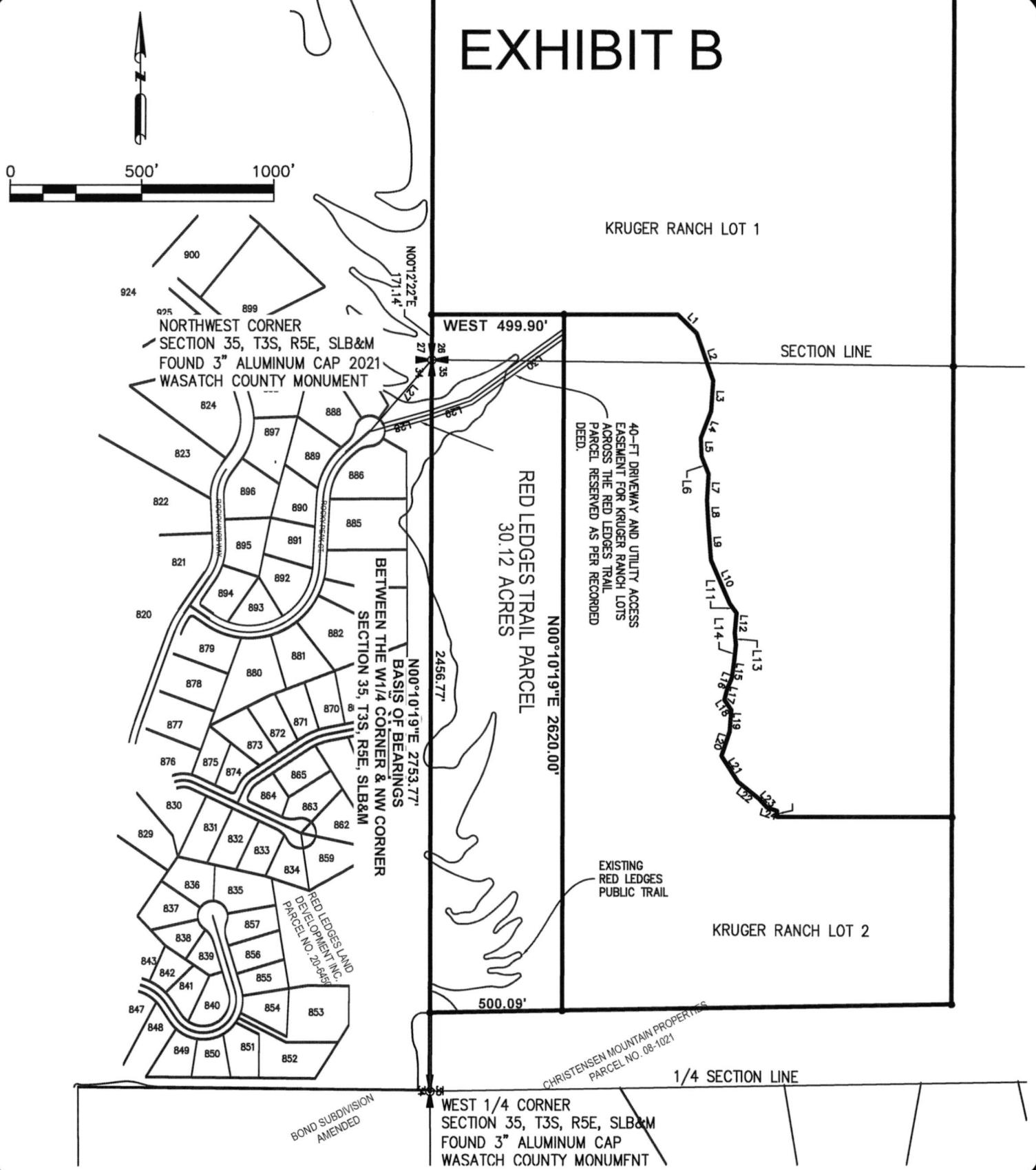
[Legal Description]

A portion of **Parcel 00-0007-8563** lying in Sections 26 and 35, Township 3 South, Range 5 East, Salt Lake Base and Meridian, and referenced in that certain Special Warranty Deed recorded as Entry 539993 in the Wasatch County official records, said property being more particularly described by the following surveyed boundary description:

BEGINNING AT THE WASATCH COUNTY SURVEY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS OF THIS DESCRIPTION BEING NORTH 00°10'19" EAST BETWEEN FOUND WASATCH COUNTY SURVEY MONUMENTS MARKING THE WEST ONE-QUARTER CORNER OF SECTION 35 AND THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,)
THENCE ALONG THE WEST LINE OF SECTION 26 NORTH 00°12'22" EAST 171.14 FEET; THENCE EAST 499.90 FEET; THENCE SOUTH 00°10'19" WEST 2620.00 FEET; THENCE SOUTH 89°05'38" WEST 500.09 FEET TO THE WEST LINE OF SAID SECTION 35; THENCE ALONG SAID WEST LINE NORTH 00°10'19" EAST 2456.77 FEET TO SAID SOUTHWEST CORNER MONUMENT FOR SECTION 26 AND THE POINT OF BEGINNING.

PARCEL CONTAINS 30.12 ACRES.

EXHIBIT B



PROJECT: 24000529	DATE: 04/23/25	PROJECT: KRUGER RANCH	
SHEET: 1 OF 1	DRAWN BY: MPJ	EXHIBIT NAME: RED LEDGES TRAIL PARCEL EXHIBIT	