

m4297  
Mail tax notice to:  
JACK B. PARSON COMPANIES  
2350 SOUTH 1900 WEST  
OGDEN, UTAH 84409

**QUIT-CLAIM DEED**

PAUL F. WARNER AND BEVERLY P. WARNER, TRUSTEES OF THE PAUL F. WARNER  
REVOCABLE TRUST  
grantor of MOUNTAIN GREEN, County of MORGAN, State of UTAH  
hereby QUIT-CLAIM to

JACK B. PARSON COMPANIES, A UTAH CORPORATION

grantee

of 2350 SOUTH 1900 WEST, OGDEN, UTAH 84409  
for the sum of Fifteen Dollars and other valuable consideration  
the following described tract of land in MORGAN County, State of Utah:

CONTINUED

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, this 3RD day of APRIL, 1997

Signed in the presence of

Paul F. Warner  
PAUL F. WARNER, TRUSTEE

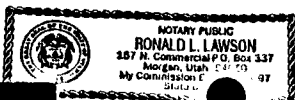
Beverly P. Warner  
BEVERLY P. WARNER, TRUSTEE

00072516 BxH0126 Pg00673-00675

STATE OF UTAH )  
                          )  
COUNTY OF MORGAN )

DEBBIE WEAVER, MORGAN COUNTY RECORDER  
1997 APR 03 14:08 PM FEE \$16.00 BY BDN  
REQUEST: MOUNTAIN VIEW TITLE & ESCROW IN

On the 3RD day of APRIL, A.D. 1997, personally appeared before me  
PAUL F. WARNER AND BEVERLY P. WARNER, TRUSTEES OF THE PAUL F. WARNER  
REVOCABLE TRUST  
the signers of the within instrument, who duly acknowledged to me that they  
executed the same.



Ronald L. Lawson  
Notary Public  
residing at:  
Commission expires:

Continued

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 25, AND THE NORTHEAST QUARTER OF SECTION 26, AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 89DEG 43'35" EAST 418.18 FEET ALONG THE SECTION LINE; THENCE SOUTH 00DEG 00'00" EAST 151.43 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF STATE HIGHWAY NO. 167, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 39DEG 45'59" EAST 34.71 FEET ALONG A FENCE LINE; THENCE NORTH 69DEG 02'40" EAST 1069.80 FEET ALONG A FENCE LINE; THENCE NORTH 69DEG 02'40" EAST 51.94 FEET TO THE CENTER OF THE OLD TRAPPERS LOOP ROAD; (THE FOLLOWING TWO COURSES FOLLOW THE CENTER OF THE OLD TRAPPERS LOOP ROAD); THENCE SOUTH 04DEG 14'35" EAST 228.88 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 25; THENCE SOUTH 04DEG 13'35" EAST 995.35 FEET; THENCE LEAVING OLD TRAPPERS LOOP ROAD, NORTH 90DEG 00'00" WEST 511.02 FEET; THENCE SOUTH 00DEG 09'40" EAST 656.00 FEET TO A POINT ON THE NORTH LINE OF OLD HIGHWAY ROAD; (THE FOLLOWING THREE COURSES FOLLOW THE NORTHERLY LINE OF OLD HIGHWAY ROAD) THENCE 184.12 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.70 FEET, AN INCLUDED ANGLE OF 07DEG 09'48", AND A LONG CHORD BEARING SOUTH 86DEG 15'26" WEST 184.00 FEET; THENCE SOUTH 82DEG 40'32" WEST 780.90 FEET; THENCE 50.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2824.90 FEET, AN INCLUDED ANGLE OF 01DEG 01'47", AND A LONG CHORD BEARING SOUTH 83DEG 11'25" WEST 50.76 FEET; THENCE LEAVING SAID NORTHERLY LINE OF OLD HIGHWAY ROAD, NORTH 00DEG 41'40" EAST 218.70 FEET ALONG A FENCE LINE; THENCE NORTH 62DEG 19'37" WEST 514.41 FEET ALONG A FENCE LINE; THENCE NORTH 15DEG 50'55" WEST 256.23 FEET ALONG A FENCE LINE TO A POINT ON THE EASTERLY LINE OF STATE HIGHWAY NO. 167; (THE FOLLOWING SIX COURSES FOLLOW THE SOUTHEASTERLY LINE OF STATE HIGHWAY NO. 167); THENCE 149.82 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 920.92 FEET, AN INCLUDED ANGLE OF 09DEG 19'16", AND A LONG CHORD BEARING NORTH 40DEG 47'03" EAST 149.66 FEET; THENCE NORTH 11DEG 33'46" EAST 206.96 FEET; THENCE NORTH 54DEG 11'41" EAST 162.69 FEET TO A POINT OF TANGENT; THENCE NORTH 54DEG 11'41" EAST 326.21 FEET TO A POINT OF SPIRAL CURVE; THENCE ALONG A SECTION OF A SPIRAL CURVE, HAVING A LONG CHORD BEARING NORTH 49DEG 59'43" EAST 370.62 FEET; THENCE 97.16 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 918.51 FEET, AN INCLUDED ANGLE OF 06DEG 03'38", AND A LONG CHORD BEARING NORTH 38DEG 54'52" EAST 97.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 56.513 ACRES, MORE OR LESS.

THE BASIS OF BEARING IS THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 25, CALLED SOUTH 00DEG 17' 10" WEST, WHICH IS DERIVED BY A TRANSLATION FROM THE CENTERLINE OF STATE HIGHWAY NO. 167, WHICH BEARINGS ARE

Continued  
DERIVED  
FROM THE STATE PLANE COORDINATE SYSTEM.

Ent 134529 Bk 318 Pg 1448  
Date: 01-APR-2015 11:10:30AM  
Fee: \$12.00 Check  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: MOUNTAIN VIEW TITLE & ESCROW IN  
C

Mail Tax Notice To:

REAL ESTATE MANAGER  
P.O. BOX 3429  
CEDEN, UTAH 84407

**WARRANTY DEED**  
(127635)

American Heritage Holdings, L.C., a Utah Limited Liability Company, referred to as Grantor does hereby give, grant, bargain, sell, convey and warrant to:

**Staker & Parson Companies, a Utah Corporation**

as Grantee of WEBER COUNTY, UTAH, for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantors right, title and interest in and to the following described real property, located in the County of Morgan County, State of Utah, more particularly described as follows:

See Legal Description on attached Exhibit "A" which by reference is made a part.  
Serial Number 03-005-044-021-3-NA  
Parcel Number 00-0077-7331

Subject to easements, restrictions and rights of way of record by deed or by prescription.

The officer executing this deed certifies that this deed and the conveyance represented herein was in accordance with the terms and conditions of the operating agreement which governs the administration of the limited liability company.

Witness the hand of said Grantor on the 25 day of Feb 2015

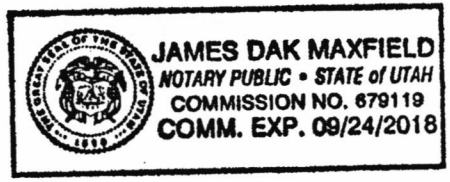
American Heritage Holdings, L.C. a  
Utah Limited Liability Company

By: Danny C. Bridenstine  
Name: Danny C. Bridenstine  
Its: m.

State of Utah  
County of Weber

On the 25 day of February 2015, personally appeared before me, Danny C. Bridenstine, in the capacity of Member Manager of American Heritage Holdings, L.C., a Utah Limited Liability Company, who duly acknowledged to me that this deed was executed by them in the capacity stated and in accordance with the operating agreement of said limited liability company.

James D. Maxfield  
Notary Public



**Exhibit A**  
**LEGAL DESCRIPTION**

File Number: 127118

Part of the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, described as follows: Beginning at a point on an existing fenceline said point being located South 89°55'18" East along Section line 665.65 feet and South 91.87 feet from an iron pipe marking the Northwest corner of said Section 25, and running thence Northeasterly along said fence line the following (4) courses: (1) North 68°41'10" East 90.93 feet, (2) North 68°44'21" East 200.83 feet, (3) North 68°52'49" East 186.86 feet and (4) North 68°39'59" East 162.46 feet to the Northwesterly corner of the Rollins Ranch L.L.C. property as recorded in Book 249, Page 822, at the Office of the Morgan County Recorder, June 27, 2007, thence Southeasterly coincident with the West line of said property (7) courses as follows: (1) South 05°25'36" East 192.32 feet, (2) South 41°57'05" East 110.48 feet, (3) North 72°35'14" East 66.68 feet, (4) South 05°32'54" East 122.44 feet to a point of curvature, (5) Southwesterly 218.21 feet along the arc of a 442.00 foot radius curve to the right through a central angle of 28°17'13" (chord bears South 08°35'33" West 216.01 feet) to a point of reverse curvature, (6) Southeasterly 510.30 feet along the arc of a 356.50 foot radius curve to the left through a central angle of 82°00'46" (chord bears South 18°16'04" East 467.83 feet) and (7) South 04°25'07" East 100.99 feet to the Northerly line of the Paul Warner Subdivision, a plat recorded at the Office of the Morgan County Recorder, thence South 89°48'17" West coincident with said Northerly line 482.30 feet to the Northwest corner of said subdivision, thence South 00°21'23" East coincident with the West line of said subdivision 591.00 feet to the Northerly line of the Questar Gas property as recorded at the Office of the Morgan County Recorder in Book 249, Page 820, June 27, 2007, thence South 89°38'37" West coincident with the North line of said parcel 75.00 feet to the Northwest corner thereof, thence South 00°21'23" East coincident with the West line of said parcel 66.91 feet to the North line of Old Highway Road as depicted on that certain record of survey number 256 on file at the Office of the Morgan County Recorder of the Paul Warner property performed by William L. Holyoak, July of 1996, thence Westerly coincident with the North line of said street (2) courses as follows: (1) Southwesterly 109.97 feet along the arc of a 1472.70 foot radius curve to the left through a central angle of 04°14'36" (long chord bears South 84°36'07" West 109.05 feet) and (2) South 82°28'49" West 476.82 feet, thence North 08°36'17" East 1653.03 feet to said fenceline and the point of beginning.