

Ent: 428741 - Pg 1 of 3
Date: 5/9/2016 3:29:00 PM
Fee: \$14.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Integrated Title Insurance Services, LLC (Main

WHEN RECORDED, MAIL TO:

Grantee
345 W. Wrathall Drive
Grantsville, UT 84029

Warranty Deed
(Corporation Form)

LAZY HEART LIVESTOCK CORPORATION, a Utah Corporation, Grantor, hereby conveys and warrants to
CRAIG L. TURNER,
Grantee, of Grantsville, County of Tooele, State of UT, for the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations the following described tract of land in Tooele County, State of UT:

A parcel of land located in the Southeast Quarter of Section 25, Township 2 South, Range 6 West, Salt Lake Base and Meridian in the City of Grantsville, Tooele County, Utah described as follows:

Beginning at a point on the easterly right-of-way line of Cooley Street, a 66 foot wide public street, said point lies North 89°55'52" West along the section line, 2015.25 feet to said easterly right-of-way line of Cooley Street and along said easterly right-of-way line, North 0°45'00" East 190.02 feet from a Tooele County Dependent Resurvey brass cap monument dated 2007 representing the Southeast Corner of Section 25, Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of bearing for this description is North 89°55'52" West along the section line defined by said monument representing the Southeast Corner and a Tooele County Dependent Resurvey brass cap monument dated 1988 representing the South Quarter Corner of said Section 25.); thence from said Point of Beginning, along said easterly right-of-way line of Cooley Street, North 0°45'00" East 644.50 feet; thence South 89°15'00" East 1311.56 feet; thence South 531.90 feet to intersect an existing ancient fence line; thence along said fence line the following two (2) courses: (1) South 0°50'00" West 32.98 feet; (2) South 0°21'17" East 76.78 feet; thence South 88°49'08" West 922.12 feet (original deed bearing of S 88 ¾ degrees W 14 chains = 924 feet is rotated 0°04'08" counterclockwise to be parallel with the section line); thence North 0°04'08" East 3.90 feet (original deed bearing of North is rotated 0°04'08" counterclockwise to be perpendicular to the section line); thence North 89°55'52" West 260.00 feet (original deed bearing of West is rotated 0°04'08" counterclockwise to be parallel with the section line); thence North 0°04'08" East 29.00 feet (original deed bearing of North is rotated 0°04'08" counterclockwise to be perpendicular to the section line); thence North 89°55'52" West 138.00 feet (original deed bearing of West is rotated 0°04'08" counterclockwise to be parallel with the section line West) to the Point of Beginning.

EXCEPTING AND RESERVING to the Grantor any water rights that are appurtenant to the property, including, but not limited to, Water Right numbers 15-399, 15-1254, 15-1919, 15-2775 and 15-2771.

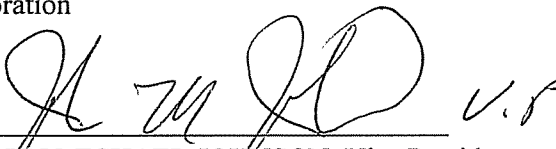
Parcel Identification No. 01-061-0-0036.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 6th day of May, 2016.

LAZY HEART LIVESTOCK CORPORATION, a Utah Corporation

BY: 
JOHN MICHAEL JOHNSON, Vice President

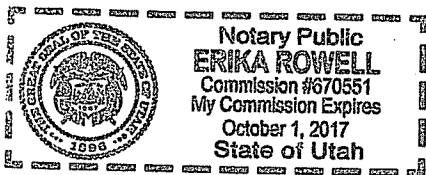
BY: 
RICK F. JOHNSON, Secretary

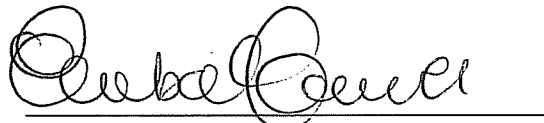
STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 6th day of May, 2016, personally appeared before me JOHN MICHAEL JOHNSON who being by me duly sworn, did say that he, the said JOHN MICHAEL JOHNSON is the Vice President of LAZY HEART LIVESTOCK CORPORATION, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said JOHN MICHAEL JOHNSON duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.




Notary Public

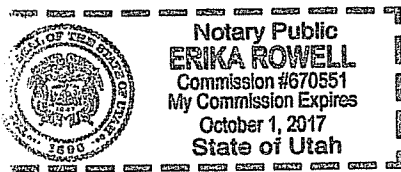
My Commission Expires: 10/1/17
Residing at: SLC, UT
ITS #66660

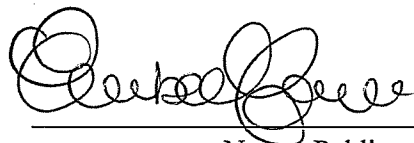
STATE OF UTAH

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COUNTY OF SALT LAKE

On the 6th day of May, 2016, personally appeared before me RICK F. JOHNSON who being by me duly sworn, did say that he, the said RICK F. JOHNSON is the Secretary of LAZY HEART LIVESTOCK CORPORATION, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said RICK F. JOHNSON duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.





Notary Public

My Commission Expires: 10/1/17
Residing at: SLC, UT
ITS #66660

Mail tax notice to:

Grantee

345 W. Wrathall Drive

Grantsville, UT 84029

“THIS IS A LEGALLY BINDING CONTRACT, IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.”

Quit – Claim Deed

LAZY HEART LIVESTOCK CORPORATION, a Utah corporation, grantor of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT-CLAIM to

CRAIG L. TURNER, grantee of Salt Lake County, State of Utah for the sum of Ten and 00/100 -----

DOLLARS, and other good and valuable considerations, the following described tract of land in Tooele County, State of Utah:

A parcel of land located in the Southeast Quarter of Section 25, Township 2 South, Range 6 West, Salt Lake Base and Meridian in the City of Grantsville, Tooele County, Utah described as follows:

BEGINNING at a point on the easterly right-of-way line of Cooley Street, a 66 foot wide public street, said point lies North 89°55'52" West along the section line, 2015.25 feet to said easterly right-of-way line of Cooley Street and along said easterly right-of-way line, North 0°45'00" East 190.02 feet from a Tooele County Dependent Resurvey brass cap monument dated 2007 representing the Southeast Corner of Section 25, Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of bearing for this description is North 89°55'52" West along the section line defined by said monument representing the Southeast Corner and a Tooele County Dependent Resurvey brass cap monument dated 1988 representing the South Quarter Corner of said Section 25.); thence from said Point of Beginning, along said easterly right-of-way line of Cooley Street, North 0°45'00" East 644.50 feet; thence South 89°15'00" East 1321.49 feet, more or less, to intersect the westerly boundary of that parcel of land described in that certain Boundary Line Agreement recorded January 2, 2007 as Entry No. 275240 in the office of the Tooele County Recorder; thence along the boundary established by said Boundary Line Agreement, South 0°12'13" West 128.91 feet to a found Ensign Engineering rebar and cap at an old existing fence corner; thence following an ancient fence line the following four (4) courses: (1) South 4°46'17" West 22.51 feet; (2) South 2°15'00" West 83.50 feet; (3) South 0°50'00" West 330.00 feet; (4) South 0°21'17" East 89.00 feet to the northeast corner of that parcel of land identified by the Tooele County Assessor in 2016 as Parcel No. 01-061-0-0040 and is described in that certain Special Warranty Deed recorded as Entry No. 356019 in the office of the Tooele County Recorder, said point lies 2.5 chains (165 feet) perpendicularly distant northerly from the southerly line of said Section 25 as established by said Tooele County Dependent Resurvey; thence along the northerly boundary of those parcels of land identified by the Tooele County Assessor in 2016 as Parcel No. 01-061-0-0040, Parcel No. 01-067-0-0029 and Parcel No. 01-061-0-0037, South 89°34'41" West 922.02 feet (record = S 88 ¾ degrees W 14 chains = 924 feet); thence North 0°04'08" East 3.90 feet (record = North); thence along the northerly boundary of that parcel of land identified by the Tooele County Assessor in 2016 as Parcel No. 01-061-0-0035 the following three (3) courses: (Note the record bearings of said parcel have been rotated 0°04'08" clockwise to the bearing base of this description); (1) North 89°55'52" West 260.00 feet (record = West); (2) North

0°04'08" East 29.00 feet (record = North); (3) North 89°55'52" West 138.00 feet (record = West) to intersect the easterly right-of-way line of Cooley Street and the Point of Beginning.

EXCEPTING AND RESERVING to the Grantor any water rights that are appurtenant to the property, including, but not limited to, Water Right numbers 15-399, 15-1254, 15-1919, 15-2775 and 15-2771.

Parcel Identification No. 01-061-0-0036.

WITNESS the hand of said grantor, this 6th day of May, 2016.

LAZY HEART LIVESTOCK CORPORATION, a Utah Corporation

BY: [Signature] V.P.
JOHN MICHAEL JOHNSON, Vice President

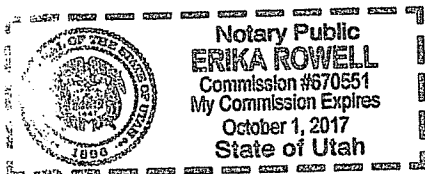
BY: [Signature] SECRETARY
RICK F. JOHNSON, Secretary

STATE OF UTAH

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COUNTY OF SALT LAKE

On the 6th day of May, 2016, personally appeared before me JOHN MICHAEL JOHNSON who being by me duly sworn, did say that he, the said JOHN MICHAEL JOHNSON is the Vice President of LAZY HEART LIVESTOCK CORPORATION, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said JOHN MICHAEL JOHNSON duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said corporation.



[Signature]
Notary Public

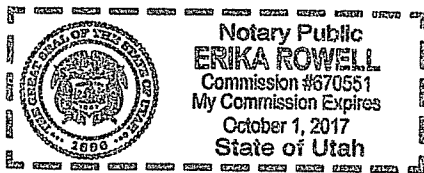
My Commission Expires: 10/1/17
Residing at: SLC, UT
ITS #66660

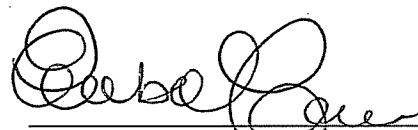
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