



W2666762

WHEN RECORDED, MAIL TO:

Ervin R. Holmes, Esq.
Stoel Rives LLP
201 South Main Street, Suite 1100
Salt Lake City, Utah 84111

E# 2666762 PG 1 OF 5
ERNEST D ROWLEY, WEBER COUNTY RECORDER
04-Dec-13 11:23 AM FEE \$20.00 DEP SY
REC FOR: FIRST AMERICAN TITLE INSURANCE CO
ELECTRONICALLY RECORDED

WARRANTY DEED

BARROW LAND & LIVESTOCK, LLC, a Utah limited liability company; LINDA BARROW, a resident of Weber County, State of Utah; DAVID ROLLOW, a resident of Weber County, State of Utah; and JULIE CHECKETTS, a resident of Weber County, State of Utah, collectively, Grantors, hereby CONVEY AND WARRANT to GENEVA ROCK PRODUCTS, INC., a Utah corporation, having a mailing address of P.O. Box 538, Orem, Utah 84059, Grantee, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described real property in Weber County, State of Utah:

See attached Exhibit A

SUBJECT ONLY TO THE FOLLOWING:

- (a) The subject property is included within the boundaries of Bona Vista Water, Central Weber Sewer and Weber Area Dispatch 911 and Emergency Services District and is subject to charges and assessments made thereby. There are no charges or assessments which are currently a lien against the land.
- (b) Easement granted to Salt Lake Pipe Line Company by Instrument recorded July 21, 1949 as Entry No. 155154, in Book 317, at Page 135 in the official records of the County Recorder for Weber County, State of Utah; and Assignment and Assumption of Right-of-Way Interests recorded June 25, 2013 as Entry No. 2642639 in the official records of the County Recorder for Weber County, State of Utah.
- (c) Easement granted to Salt Lake Pipe Line Company by Instrument recorded August 16, 1949 as Entry No. 155887, in Book 318, at Page 421 in the official records of the County Recorder for Weber County, State of Utah; and Assignment and Assumption of Right-of-Way Interests recorded June 25, 2013 as Entry No. 2642639 in the official records of the County Recorder for Weber County, State of Utah.
- (d) Easement granted to Morrison-Knudsen Company, Inc. by Instrument recorded April 20, 1956 as Entry No. 254899, in Book 511, at Page 375 in the official records of the County Recorder for Weber County, State of Utah; and Assignment to Utah Power & Light recorded April 2, 1959 as Entry No. 311273, in Book 608, at Page 253 in the official records of the County Recorder for Weber County, State of Utah.

- (e) Easement granted to Morrison-Knudsen Company, Inc. by Instrument recorded April 20, 1956 as Entry No. 254900, in Book 511, at Page 376 in the official records of the County Recorder for Weber County, State of Utah; and Assignment to Utah Power & Light recorded April 2, 1959 as Entry No. 311273, in Book 608, at Page 253 in the official records of the County Recorder for Weber County, State of Utah.
- (f) Easement granted to Utah Power & Light Company by Instrument recorded April 5, 1960 as Entry No. 333049, in Book 643, at Page 25 in the official records of the County Recorder for Weber County, State of Utah.
- (g) Easement granted to Utah Power & Light Company by Instrument recorded April 5, 1960 as Entry No. 333050, in Book 643, at Page 26 in the official records of the County Recorder for Weber County, State of Utah.
- (h) Easement granted to The Mountain States Telephone and Telegraph Company by Instrument recorded March 27, 1979 as Entry No. 771375, in Book 1293, at Page 759 in the official records of the County Recorder for Weber County, State of Utah.
- (i) Easement granted to Qwest Corporation by Easement Agreement recorded July 8, 2005 as Entry No. 2114541 in the official records of the County Recorder for Weber County, State of Utah.
- (j) Application for Assessment and Taxation of Agricultural Land recorded February 24, 2011 as Entry No. 2516924 in the official records of the County Recorder for Weber County, State of Utah.
- (k) Resolution No. 27-2012 of the Board of County Commissioners of Weber County, State of Utah, confirming the tax to be levied for municipal services provided to the unincorporated area of Weber County and describing the services to be provided therein, recorded December 13, 2012 as Entry No. 2610456 in the official records of the County Recorder for Weber County, State of Utah.

WITNESS the hands of said Grantors as of the 19th day of November, 2013.

BARROW LAND & LIVESTOCK, LLC,
a Utah limited liability company

By Linda Barrow
Linda Barrow
Manager

Linda Barrow
Linda Barrow, in her individual capacity

David E. Rollow
David Rollow, in his individual capacity

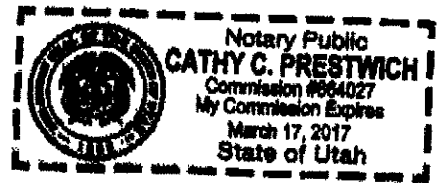
Julie Checketts
Julie Checketts, in her individual capacity

STATE OF UTAH)
)
) : ss.
COUNTY OF Garfield)

On ^{December} November 2, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Barrow, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Manager of BARROW LAND & LIVESTOCK, LLC, a Utah limited liability company, and acknowledged to me that she executed the within instrument on behalf of such limited liability company.

WITNESS my hand and official seal.

Signature Cathy C. Prestwich



STATE OF UTAH)
)
) : ss.
COUNTY OF Garfield)

The foregoing instrument was acknowledged before me this 2nd day of ^{December} November, 2013 by LINDA BARROW.

Cathy C. Prestwich
NOTARY PUBLIC



STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 2nd day of November, 2013 by DAVID ROLLOW.

Cathy Prestwich
NOTARY PUBLIC



STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 2nd day of November, 2013 by JULIE CHECKETTS.

Cathy Prestwich
NOTARY PUBLIC



EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

Real property located in Weber County, State of Utah, more particularly described as follows:

Beginning at the Southwest corner of Lot 6, said point also being 1320.90 feet North $89^{\circ}44'35''$ West, from the East Quarter Corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base & Meridian; and running thence South, 130.40 feet; thence West, 20.00 feet; thence South, 647.17 feet to a point on a northerly boundary of the Utah Transit Authority property (Parcel # 15-099-0015, Entry No. 1876044); thence along said UTA property also running along an existing fence the following course and distances: South $74^{\circ}47'55''$ West, 205.57 feet; South $69^{\circ}06'58''$ West, 130.14 feet; South $67^{\circ}35'19''$ West, 77.71 feet; South $65^{\circ}40'55''$ West, 129.69 feet; thence departing from said fence: South $62^{\circ}25'00''$ West, 292.50 feet; thence North 988.00 feet; thence North $42^{\circ}50'00''$ East, 145.80 feet; thence South $89^{\circ}08'47''$ East, 160.15 feet; thence North, 136.45 feet to a point on the southerly boundary of the Stock Road remnant parcels as defined in Entry No: 2444206; thence South $89^{\circ}44'55''$ East, along said southerly remnant parcel line 519.30 feet; thence South, 130.36 feet; thence East, 10.70 feet to the point of beginning.

Contains 17.67 Acres (more or less)

TAX PARCEL NOS.: 15-101-0002, 15-101-0003, and 15-101-0004

Excepting reserving to grantors all water, water rights and shares of stock in water companies pertaining to the subject property.

WHEN RECORDED, MAIL TO:

Ervin R. Holmes, Esq.
Stoel Rives LLP
201 South Main Street, Suite 1100
Salt Lake City, Utah 84111



W2666764

E# 2666764 PG 1 OF 3
ERNEST D. ROWLEY, WEBER COUNTY RECORDER
04-Dec-13 11:23 AM FEE \$18.00 DEP SY
REC FOR: FIRST AMERICAN TITLE INSURANCE CO
ELECTRONICALLY RECORDED

QUIT-CLAIM DEED

BARROW LAND & LIVESTOCK, LLC, a Utah limited liability company; LINDA BARROW, a resident of Weber County, Utah; DAVID ROLLOV, a resident of Weber County, UT; and JULIE CHECKETTTS, a resident of Weber County, UT collectively, Grantors _____, hereby QUIT-CLAIM to GENEVA ROCK PRODUCTS, INC., a Utah corporation, Grantee, having a mailing address of P.O. Box 538, Orem, Utah 84059, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described real property in Weber County, State of Utah:

See attached Exhibit A

WITNESS the hands of said Grantors as of the 21st day of November 2013.

BARROW LAND & LIVESTOCK, LLC,
a Utah limited liability company

By Linda Barrow
Linda Barrow
Manager

Linda Barrow
Linda Barrow, in her individual capacity

David Rollov
David Rollov, in his individual capacity

Julie Checketts
Julie Checketts, in her individual capacity

STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 21st day of December, 2013 by LINDA BARROW.

Cathy C. Prestwich
NOTARY PUBLIC

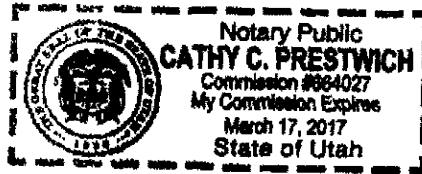


STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

On ~~November~~ ^{December} 2nd 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Barrow, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Manager of BARROW LAND & LIVESTOCK, LLC, a Utah limited liability company, and acknowledged to me that she executed the within instrument on behalf of such limited liability company.

WITNESS my hand and official seal.

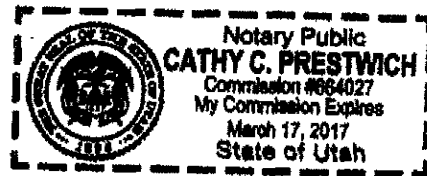
Signature Cathy C. Prestwich



STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 2nd day of ~~November~~ ^{December}, 2013 by DAVID ROLLOW.

Cathy C. Prestwich
NOTARY PUBLIC



STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 2nd day of ~~November~~ ^{December}, 2013 by JULIE CHECKETTS.

Cathy C. Prestwich
NOTARY PUBLIC



EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Real property located in Weber County, State of Utah, more particularly described as *15-101-0028 (15-101-0002, 15-097-0018 R & 0003 & 0004)*
follows:

Beginning at the Southwest corner of Lot 6, said point also being 1320.90 feet North 89°44'35" West, from the East Quarter Corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base & Meridian; and running thence South, 130.40 feet; thence West, 20.00 feet; thence South, 647.17 feet to a point on a northerly boundary of the Utah Transit Authority property (Parcel #15-099-0015, Entry No. 1876044); thence along said UTA property also running along an existing fence the following course and distances: South 74°47'55" West, 205.57 feet; South 69°06'58" West, 130.14 feet; South 67°35'19" West, 77.71 feet; South 65°40'55" West, 129.69 feet; thence departing from said fence: South 62°25'00" West, 292.50 feet; thence North, 988.00 feet; thence North 42°50'00" East, 145.80 feet; thence South 89°08'47" East, 160.15 feet; thence North, 136.45 feet; thence South 89°44'55" East, 2.21 feet; thence North 00°10'48" East, 9.21 feet to a point on the southerly boundary of the Stock Road (Entry No: 2338212 Book 68 Page 26); thence along the south boundary of the Stock Road for the following two (2) courses: North 77°58'56" East, 68.72 feet; thence South 89°13'40" East, 450.00 feet; thence South, 19.72 feet; thence North 89°44'55" West, 0.11 feet; thence South, 130.36 feet; thence East, 10.70 feet to the point of beginning.

TOGETHER WITH:

Beginning at a point being 2600.33 feet South 00°22'18" West along the section line and 2007.02 feet North 89°37'42" West from the Northeast Corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 42°50'00" West, 151.93 feet; thence South, 988.00 feet; thence North 04°29'11" West, 1103.65 feet; thence South 89°44'35" East, 189.62 feet to the point of beginning.

TAX PARCEL NOS.: ~~15-101-0002, 15-101-0003, 15-101-0004 and 15-097-0018~~

Excepting and reserving to grantors all water, water rights and shares of stock in water companies pertaining to Tax Parcel Nos. 15-101-0002, 15-101-0003, and 15-101-0004.



W2900347

E# 2900347 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
16-Jan-18 01:17 PM FEE \$12.00 DEP DA
REC FOR: FIRST AMERICAN TITLE-NCS-SLC1
ELECTRONICALLY RECORDED

The Order of the Court is stated below:

Dated: December 12, 2016 /s/ Joseph M. Bean
01:38:48 PM District Court Judge



Robert W. Peterson - Bar No. 11297
HANKS & PETERSON, P.C.
The Judge Building
8 East Broadway, Suite 740
Salt Lake City, Utah 84111-2204
Telephone: 801-363-0940
Facsimile: 801-363-1338
rob@hmlawslc.com

STATE OF UTAH }
COUNTY OF WEBER } SS.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL ON FILE IN MY OFFICE.

DATED THIS 3 DAY OF Jan 20 18

CLERK OF THE COURT
BY Geneva Karger DEPUTY

PAGE 1 THROUGH 2



Attorneys for Plaintiff

IN THE COURT OF THE SECOND JUDICIAL DISTRICT IN AND FOR WEBER COUNTY, STATE OF UTAH	
<p>GENEVA ROCK PRODUCTS, INC.,</p> <p style="text-align: center;">PLAINTIFF,</p> <p>v.</p> <p>MARILYN S. LEE LAYTON (an Individual), DAVID PLATTEN (an Individual), MARILYN J. BOSS TRUST (a Trust), MARILYN J. BOSS (as an Individual and as Trustee of <i>the Marilyn J. Boss Trust),</i> JOHN AND JANE DOES 1-20 (Any Persons <i>Claiming Any Interest In or To the Parcel of</i> <i>Property Described Herein),</i></p> <p style="text-align: center;">DEFENDANTS.</p>	<p>ORDER QUIETING TITLE</p> <p>DISCOVERY TIER 2</p> <p>CASE No. 160906095</p> <p>JUDGE JOSEPH BEAN</p>

The Court, having entered the default of Defendant Marilyn S. Lee Layton, Defendant Marilyn J. Boss Trust, Defendant Marilyn J. Boss (as an individual and as Trustee of the Marilyn J. Boss Trust), and for John and Jane Does 1-20 for failure to answer the Petitioner's Petition for Quiet Title after receiving proper notice; having received a Stipulation and Settlement Agreement executed by Defendant David Platten; having received and reviewed Petitioner's Petition for Quiet Title; having found the terms thereof to be fair and reasonable; having entered

its Findings of Facts and Conclusions of Law; and having been fully informed in the premises,
ORDERS, ADJUDGES AND DECREES:

1. That pursuant to Utah Code Ann. § 78-B-1301 and 78B-6-401 *et seq.*, and under the doctrines of Adverse Possession and Boundary by Acquiescence, full, absolute and indefeasible fee simple title to the following described property (the "Land") is hereby quieted and vested solely and 100% in Plaintiff Geneva Rock Products, Inc., free and clear of any claim or encumbrance by any other person or entity:

Beginning at a point on an existing boundary line agreement (recorded entry #2453286) which is South 00°22'18" West, along the section line 2603.59 feet and North 89°37'42" West, 2009.99 feet from the Northeast Corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 42°50'00" West, 147.52 feet; thence South, 988.00 feet; thence North 04°29'11" West, 1101.42 feet to a point on the said boundary line agreement; thence South 89°25'36" East, along said boundary agreement 186.46 feet to the point of beginning.

Containing: 1.22 Acres (more or less).

2. That any and all right, title, claim or interest in or to the Land, by any and all Defendants, or by any person or entity claiming by, through or under any Defendant, is hereby extinguished and declared null and void.

The Court's Signature Will Appear as an Electronic Signature on the First Page of this Document

APPROVED AS TO FORM:

/s/ David Platten

DAVID PLATTEN

(Electronically signed by Robert W. Peterson with permission of David Platten)