

Recording Requested by:
First American Title Insurance Company
1755 Prospector Avenue, Suite 200
Park City, UT 84060
(435)655-6800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Hidden Meadow Ranches Utah, LLC, a
Utah limited liability company
P.O. Box 1606
Provo, UT 84603

01148767 B: 2621 P: 0399

Page 1 of 3

Rhonda Francis Summit County Recorder

11/30/2020 12:15:52 PM Fee \$40.00

By FIRST AMERICAN - PARK CITY

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SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **041-5960688 (MCM)**

A.P.N.: **CD-2000-6, CD-2065-2067-C, & CD-587-F**

VR Acquisitions LLC, a Delaware limited liability company, Grantor, of **Chicago, Cook** County, State of **Illinois**, hereby CONVEY AND WARRANT to

Hidden Meadow Ranches Utah, LLC, a Utah limited liability company, Grantee, of **Provo, Utah** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit** County, State of **Utah**:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 331.13 FEET TO A POINT ON THE SOUTH BOUNDARY OF A COUNTY ROAD; THENCE ALONG THE SOUTH BOUNDARY OF SAID COUNTY ROAD NORTH 43°46'42" WEST 21.60 FEET TO A POINT OF CURVATURE OF A 367.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 134.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'35"; THENCE NORTH 64°45'17" WEST 216.66 FEET TO A POINT OF CURVATURE OF A 767.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 116.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°42'21"; THENCE LEAVING THE SOUTH LINE OF SAID ROAD SOUTH 11°15'12" WEST 89.67 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 62°13'50" WEST 1001.55 FEET ALONG AN EXISTING FENCE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°49'25" EAST 1331.85 FEET TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 329.4 FEET; THENCE NORTH 43°47' WEST 548 FEET, MORE OR LESS, ALONG COUNTY ROAD; THENCE SOUTH 360 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL OF SECTION 25, TOWNSHIP 2 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH:

EXCEPTING THEREFROM THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND FOR WILDLIFE MITIGATION IN THE WEST HALF OF THE WEST HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF TAKING IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED IN BOOK 558 AT PAGE 219 AS ENTRY NO. 321995 OF THE SUMMIT COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN WASATCH COUNTY.

PARCEL 3:

THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHWEST QUARTER; THE WEST HALF OF THE NORTHEAST QUARTER, LYING WEST OF THE WEBER-PROVO RIVER DIVERSION CANAL; AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LYING WEST OF THE WEBER-PROVO RIVER DIVERSION CANAL; ALL IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN WASATCH COUNTY.

PARCEL 4:

A NON-EXCLUSIVE RIGHTS OF WAY, EASEMENTS AND BENEFITS AS APPURTENANT TO PARCELS 1, 2 AND 3, GRANTED BY GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE FOR GATE AND GATE HOUSE, VEHICULAR INGRESS AND EGRESS AND SANITARY SEWER, STORM SEWER, CULINARY WATER PIPELINES AND COMMUNICATIONS, ELECTRICAL POWER AND NATURAL GAS SERVICES, RECORDED NOVEMBER 18, 2010 AS ENTRY NO. 911276 IN BOOK 2057 AT PAGE 1147 OF THE OFFICIAL RECORDS FOR SUMMIT COUNTY.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 23**, 2020.

VR Acquisitions LLC, a Delaware limited liability company

By: _____

Name: Matt Menna

Title: Authorized Signatory

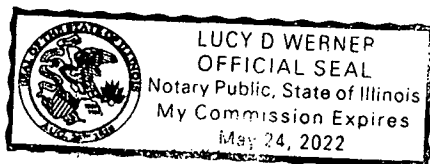
STATE OF ILLINOIS)
County of COOK) ss.

On Nov. 23, 2020, before me, the undersigned Notary Public, personally appeared **Matt Menna, Authorized Signatory for VR Acquisitions LLC, a Delaware limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public



Recording Requested by:
First American Title Insurance Company
1755 Prospector Avenue, Suite 200
Park City, UT 84060
(435)655-6800

MAIL TAX NOTICES TO AND
AFTER RECORDING RETURN TO:
Hidden Meadow Ranches Utah, LLC, a Utah
limited liability company
1061 North 1000 West
American Fork, UT 84003

01166059 B: 2672 P: 0754

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Rhonda Francis Summit County Recorder

06/16/2021 08:13:47 AM Fee \$40.00

By FIRST AMERICAN - PARK CITY

Electronically Recorded

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

QUITCLAIM DEED

Escrow No. **041-6124598 (MCM)**

A.P.N.: **CD-2065-A, CD-2065-A-1, CD-2067, CD-2067-A**

Gayle K. Larsen, Grantor, hereby QUITCLAIMS to **Hidden Meadow Ranches Utah, LLC, a Utah limited liability company**, Grantee, for the sum of TEN DOLLARS (**\$10.00**) and other good and valuable consideration, the following described tract of land in **Summit** County, State of **Utah**, to-wit:

PARCEL 1:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN LYING IN SUMMIT COUNTY.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN WASATCH COUNTY.

PARCEL 2:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN LYING WEST OF THE WEBER-PROVO DIVERSION CANAL.

LESS ANY PORTION LYING WITHIN COUNTY ROAD.

A.P.N.: **CD-2065-A**

Quitclaim Deed - continued

File No.: **041-6124598**
(MCM)

Date: **June 02, 2021**

Witness, the hand(s) of said Grantor(s), this **June** 14, **2021**.

Gayle K. Larsen
Gayle K. Larsen

A.P.N.: **CD-2065-A**

Quitclaim Deed - continued

File No.: **041-6124598**

(MCM)

Date: **June 02, 2021**

Gayle K Larsen

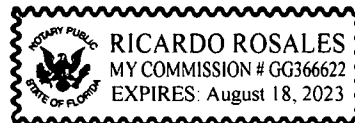
STATE OF Florida)
County of Miami-Dade) ss.

On 06-14-21, before me, the undersigned Notary Public, personally appeared **Gayle K. Larsen**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Ricardo Rosales
Notary Public



District Court Judge

The Court hereby enters judgment and quiets title of the subject property in favor of Hidden Meadow Ranches Utah LLC and against JP Morgan Chase & Co. fka Chemical Bank fka Manufacturers Hanover Trust Company as trustee for G. Jacques Mohr, G. Jacques Mohr as trustee for G. Jacques Mohr, Mount Sinai Health System Inc. fka St. Luke's/Roosevelt Hospital Center, and all other persons unknown, claiming any right, title, estate or interest in, or lien upon the real property described in the pleading adverse to Hidden Meadow Ranches Utah LLC's ownership or clouding its title.

The property that is the subject of this Judgment and Order ("Subject Property") is:

PARCEL 1 (PARCEL #FT-2065-A):

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE
AND MERIDIAN LYING IN SUMMIT COUNTY.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED
PARCEL LYING WITHIN WASATCH COUNTY.

PARCEL 2 (PARCEL #FT-2067-A)

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE
AND MERIDIAN LYING WEST OF THE WEBER-PROVO DIVERSION
CANAL.

LESS ANY PORTION LYING WITHIN COUNTY ROAD.

Hidden Meadow Ranches Utah LLC filed a complaint to quiet title over the Subject Property and properly served the complaint and summons on all Defendants as well as published a copy of the summons pursuant to Court order. No Defendant filed an answer to the complaint. The Court then held an evidentiary hearing on March 20, 2023 and heard testimony from

witnesses Rusty Webster and Kurt Christensen. The Court, having heard testimony and considered the evidence, hereby enters judgment in favor of Hidden Meadow Ranches Utah LLC and against Defendants as follows:

- Judgment is entered in favor of Plaintiff against all Defendants and all unknown parties.
- Title is quieted in favor of the Plaintiff against all Defendants and all unknown parties as to 100% interest of the property described herein as the Subject Property.
- Hidden Meadow Ranches Utah LLC is the full legal and beneficial owner of the Subject Property.
- All Parties will bear their own fees and costs.
- By virtue of the full resolution of this matter pursuant to this Judgment and Order, the Notice of Lis Pendens in this matter is hereby released.

The Court's Signature Will Appear at the Top of the First Page