

Mail Tax Notices To:  
Arrowhead Ranch, LLC  
911 East Pioneer Road  
Draper, UT 84020  
File No. BT-14873

ENT 25528:2019 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2019 Mar 28 04:16 PM FEE 13.00 BY SW  
RECORDED FOR Bartlett Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

Space above this line for Recording Data

## WARRANTY DEED

Thomas Craig Sumsion and Becky D. Sumsion

GRANTOR(S)

of Orem, County of Utah, State of Utah

Hereby Convey(s) and Warrant(s) to

Arrowhead Ranch, LLC, a Utah limited liability company

GRANTEE(S)

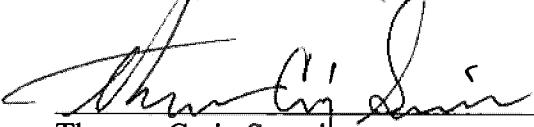
of Draper, County of Salt Lake, State of Utah

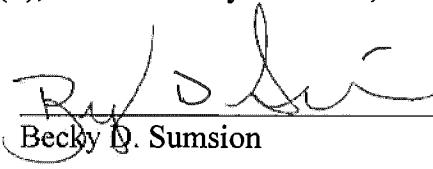
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY,  
STATE OF UTAH, to-wit:

See Exhibit "A" attached hereto and by this reference made a part thereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2019 and thereafter.

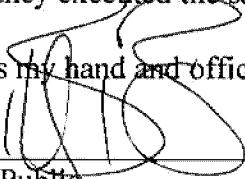
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 28th day of March, 2019.

  
\_\_\_\_\_  
Thomas Craig Sumsion

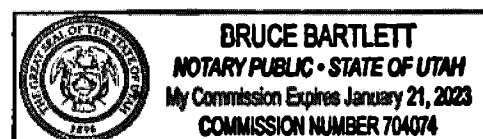
  
\_\_\_\_\_  
Becky D. Sumsion

State of Utah )  
                  :  
                  :ss  
County of Utah )

On the 28th day of March, 2019 personally appeared before me Thomas Craig Sumsion and Becky D. Sumsion, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

  
\_\_\_\_\_  
Witness my hand and official seal, this the 28th day of March, 2019.

Notary Public  
My Commission Expires:



## EXHIBIT "A"

Beginning at a point in a fence line which is North 1137.34 feet and West 627.14 feet, according to Utah Coordinate Bearings, Central Zone, from the Southeast corner of Section 3, Township 9 South, Range 2 East, Salt Lake Meridian; thence North 30°52'30" West 442.12 feet; thence North 79°30'00" East 8.02 feet to a fence; thence North 31°33'09" West along a fence 405.88 feet to a fence corner; thence South 88°58'46" West along a fence 37.09 feet; thence South 30°53'00" East 25.77 feet; thence West 1255.12 feet to a fence; thence along said fence the following courses: South 88°58'46" West 181.62 feet; South 88°55'53" West 1177.89 feet South 89°00'15" West 1794.45 feet to a fence corner on the East line of Arrowhead Trail; thence South 43°18'25" West along a fence on the said East line of Arrowhead Trail 47.57 feet; thence departing said Arrowhead Trail North 89°00'28" East 1827.50 feet to a fence; thence South 01°21'03" East along a fence 493.07 feet; thence continuing along said fence South 02°15'23" West 856.37 feet to a fence corner; thence South 89°37'53" East along a fence 2106.23 feet to a fence corner; thence North 53°55'55" East along a fence 1218.73 feet to the point of beginning.

(30:009:0037, 30:009:0036)

# QUIT-CLAIM DEED

**B&D Mitchell Properties LLC, Boyd Dee Johnson and Mary Lou Johnson,  
Trustees of the Johnson Family Trust dated January 13, 1992 and Darrell  
Zeeman**

Grantor of County of Utah, State of Utah hereby QUIT-CLAIM to  
**Arrowhead Ranch, LLC, a Utah limited liability company**

Grantee of 911 East Pioneer Road, Draper, UT 84020

for the sum of Ten Dollars and other good and Valuable considerations  
the following described tract(s) of land in Utah County, State of Utah;

**See Exhibit "A", attached and made a part hereof**

Witness the hand of said grantor, this 21<sup>st</sup> day of December, 2018.

B&D Mitchell Properties, LLC

By: Blain W. Mitchell

State of Utah

)

SS:

County of Utah

)

On the 21 day of December, 2018, personally appeared before me, Blain W. Mitchell  
who being by me duly sworn did say, each for him/herself, that they are the  
members/managers of the **B&D Mitchell Properties, LLC** and that the within and  
foregoing instrument was signed on behalf of said Limited Liability Company by  
authority of its articles of organization and each duly acknowledged to me that said  
Limited Liability Company executed the same.

Notary Public

Commission expires:

Residing in:

Boyd Dee Johnson  
Boyd Dee Johnson, Trustee

Boyd/Dee Johnson/Trustee

Mary Lou Johnson  
Mary Lou Johnson, Trustee

STATE OF Utah

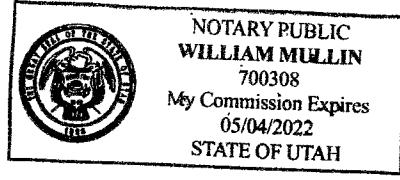
ss.

COUNTY OF ~~Utah~~ / Washington

On this 21<sup>st</sup> day of December, 2018, personally appeared before me, **Boyd Dee Johnson and Mary Lou Johnson, Trustees of the Johnson Family Trust dated January 13, 1992** and proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to on this instrument, and acknowledged that they as Trustees executed the same.

## Notary Public

Commission expires: 5/4/22  
Residing in: St. George, Utah



Darrell Zeeman

Darrell Zeeman

STATE OF Utah

ss.

COUNTY OF Utah

On this 25 day of December, 2018, personally appeared before me, Darrell Zeeman and proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to on this instrument, and acknowledged that he executed the same.

Kevin Pinder

Notary Public

Commission expires: 7/27/2022  
Residing in: London, UT



## Exhibit A

Serial Number 30-009-0029

Commencing South 12.5 chains and East 1017.48 feet from the Northwest corner of the Southeast Quarter of Section 3, Township 9 South, Range 2 East, Salt Lake Base and Meridian; East 526.12 feet; North 30° 52' 00" West 1002.76 feet; South 00° 46' 35" West 860.81 feet to beginning.

Serial Number 30-009-0030

Commencing at the Northeast Corner of the Southwest Quarter of Section 3, Township 9 South, Range 2 East, Salt Lake Base and Meridian; North 62° 45' 00" West 5.60 chains; North 89° 15' 00" West 7 chains; South 77° 00' 00" West 4.20 chains; South 40° 30' 00" West 3.02 chains; West 11.06 chains; South 43° 30' 00" West 15.29 chains; South 0.77 chains; East 40 chains; North 12.50 chains to beginning.

ALSO: Commencing at the Northwest Corner of the Southeast Quarter of Section 3, Township 9 South, Range 2 East, Salt Lake Base and Meridian; South 12.50 chains; East 1097.48 feet; North 00° 46' 35" East 860.81 feet; North 30° 52' 00" West 78.98 feet; North 2.86 chains West 1 chain; South 42° 15' 00" West 5.2 chains; West 11.29 chains to beginning.



PROVO LAND  
TITLE COMPANY  
File # 71391-1

ENT 107722:2018 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2018 Nov 09 03:38 PM FEE 13.00 BY DA  
RECORDED FOR Provo Land Title Co.  
ELECTRONICALLY RECORDED

## WARRANTY DEED

**Clyde Properties, LLC, a Utah limited liability company**

GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by

Arrowhead Ranch, LLC, a Utah limited liability company

GRANTEE(S), of 911E. Pioneer Rd., Draper, UT 84020  
hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH  
County, Utah:

Beginning at a fence corner on the east side of Arrowhead Trail Road, which point lies North 2.96 feet and East 701.56 feet, according to the Utah Coordinate Bearings, Central Zone, from the West Quarter Corner of Section 3, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence along existing fences all of the following courses to wit: North 89° 49' 31" East 764.53 feet; North 89° 52' 03" East 669.67 feet; thence North 89° 29' 08" East 303.02 feet; North 88° 48' 05" East 547.41 feet; thence North 88° 50' 14" East 816.55 feet; North 88° 30' 42" East 150.56 feet; South 20° 19' 08" East 661.30 feet; South 30° 34' 31" East 249.20 feet; South 88° 58' 46" West 1460.81 feet; South 88° 55' 53" West 1177.89 feet; South 89° 00' 15" West 1794.45 feet; North 43° 17' 32" East 1202.63 feet along a fence on the Easterly side of Arrowhead Trail Road to the point of beginning.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

TAX SERIAL NO. 30-9-29 & 30-9-30

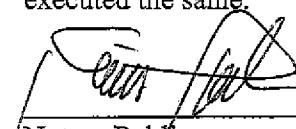
WITNESS our hands on this 8th day of November, 2018

Brandon A. Henrie  
Clyde Properties, LLC  
by: Brandon A. Henrie, Manager

Don C. McGee  
Clyde Properties, LLC  
by: Don C. McGee, Manager

State of Utah )  
SS:  
County of Utah )

On the 8th day of November, 2018 personally appeared before me **Brandon A. Henrie and Don C. McGee** who being by me duly sworn did say, each for himself, that they are the members/managers of the Clyde Properties, LLC, a Utah limited liability company a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its articles of organization and each duly acknowledged to me that said Limited Liability Company executed the same.



Notary Public

Commission expires: July 27, 2022  
Residing in:Lindon, UT

