

Warranty Deed

BRENT V. ANDERSON AND HOLLIE K. ANDERSON, TRUSTEES OF THE BRENT V AND HOLLIE K. ANDERSON TRUST DATED SEPTEMBER 15, 2010, (GRANTOR),

Hereby **CONVEY** and **WARRANT** to:

LEGACY HILLS, LLC, (GRANTEE) for the sum of Ten Dollars and other valuable considerations the following described tracts of land in Morgan County, State of Utah:

Tax ID Numbers: 01-004-0242 and 00-0001-6269

A tract of land situated in Section 17, Township 4 North, Range 2 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 17 as monumented by a B. L. M. Brass Cap (1952 resurvey); thence South 00°20'22" West 573.17 feet along the West line of the Northwest Quarter of said Section 17; thence North 90°00'00" East 2798.22 feet to a rebar and cap placed on the Westerly line of Morgan Valley Drive, the true point of beginning; thence South 67°58'46" East 117.37 feet along said Westerly line; thence 534.56 feet along said Westerly line, a curve to the right having a radius of 609.00 feet and a chord bearing South 42°50'00" East 517.57 feet to a rebar and cap; thence South 17°41'23" West 114.38 feet along said westerly line to a rebar and cap; thence 296.04 feet along said westerly line, a curve to the right having a radius of 2464.45 feet and a chord bearing South 14°14'54" East 295.86 feet to a rebar and cap; thence South 10°48'26" East 163.83 feet along said westerly line to a rebar and cap; thence South 62°00'50" West 120.00 feet leaving Morgan Valley Drive to a rebar and cap; thence South 42°24'39" West 172.00 feet to a rebar and cap; thence South 37°05'27" West 474.60 feet to a rebar and cap; thence South 12°09'30" West 378.50 feet to a rebar and cap; thence South 14°53'45" West 145.80 feet to a rebar and cap; thence South 51°12'58" West 57.00 feet along an ancient fence line to a rebar and cap; thence North 85°01'05" West 1123.07 feet along an ancient fence line to a rebar and cap; thence South 67°10'22" West 293.05 feet along an ancient fence line to a rebar and cap placed on the one-sixteenth line; thence North 11°46'27" East 45.45 feet to a rebar and cap placed at the Southeast corner of David Wright Subdivision; thence North 00°20'16" West 875.76 feet along the Easterly line of David Wright Subdivision to the center of Dalton Creek; the following eight courses follow along the Southeasterly line of David Wright Subdivision, being also the center line of Dalton Creek; thence North 80°20'01" East 225.43 feet; thence North 46°42'08" East 168.66 feet; thence North 62°30'41" East 138.49 feet; thence North 45°29'36" East 324.59 feet; thence North 23°13'51" East 195.36 feet; thence North 80°28'06" East 70.83 feet; thence North 54°22'45" East 151.04 feet; thence North 04°01'13" West 88.46 feet; thence South 47°00'00" East 111.82 feet to a rebar and cap placed in a fence line; thence North 42°30'37" East 608.37 feet along said fence line and extension thereof to the point of beginning. (the basis of bearing is the West line of the Northwest Quarter of Section 17 called: North 00°20'22" West).

(Signature and Notarization Page to Follow)

WITNESS, the hand of said grantors, this 19th day of December, 2019

Brent V. Anderson

Brent V. Anderson

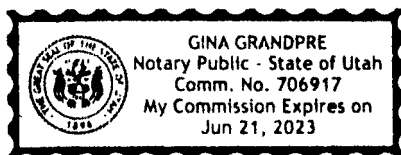
TRUSTEE OF THE BRENT V AND HOLLIE K. ANDERSON TRUST DATED SEPTEMBER 15, 2010

STATE OF UTAH)

: ss.

County of Morgan)

On the 19th day of December, 2019, personally appeared before me, BRENT V. ANDERSON, TRUSTEE OF THE BRENT V AND HOLLIE K. ANDERSON TRUST DATED SEPTEMBER 15, 2010, the signer of the within instrument, who duly acknowledged that he executed the same as his free and voluntary act.



Gina Grandpre
Notary Public

Hollie K. Anderson

Hollie K. Anderson

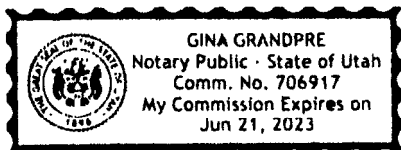
TRUSTEE OF THE BRENT V AND HOLLIE K. ANDERSON TRUST DATED SEPTEMBER 15, 2010

STATE OF UTAH)

: ss.

County of Morgan)

On the 19th day of December, 2019, personally appeared before me, HOLLIE K. ANDERSON, TRUSTEE OF THE BRENT V AND HOLLIE K. ANDERSON TRUST DATED SEPTEMBER 15, 2010, the signer of the within instrument, who duly acknowledged that she executed the same as her free and voluntary act.



Gina Grandpre
Notary Public

E 162100 B 395 P 1032
Date: 06-Oct-2022 12:39PM
Fee: \$40.00 ACH
Filed By: SM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: STEWART TITLE OF UTAH
Recorded Electronically by Simplifile

Mail Tax Notice To:
Legacy Hills, LLC
380 East 100 South
Morgan, UT 84050

File No.: 1827828

Space above this line for Recorder's use

Tax ID No. 01-004-244 / 00-0001-6301
01-004-243
00-0001-6293

QUIT CLAIM DEED

Legacy Hills, LLC, GRANTOR(S)

hereby **QUIT CLAIMS TO**

Legacy Hills, LLC, GRANTEE(S)

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Morgan County, State of Utah, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This deed is being recorded to reference Record of Survey File #S001006

WITNESS the hand of said Grantor(s) this 5th day of October, 2022.

Legacy Hills, LLC

Brent V. Anderson, Member
Brent V Anderson - Member

Hollie K Anderson, Member
Hollie K Anderson - Member

State of Utah

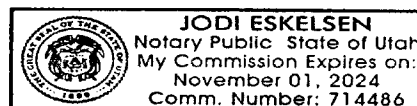
County of Morgan **Brent V Anderson and Hollie K Anderson, Members of Legacy Hills, LLC

On this 5th day of October, 2022, personally appeared before me, the undersigned Notary Public, personally appeared, 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 before 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.

Jodi Eskelsen

Notary Public

My commission expires: 11-01-24



File No.: 1827828
Quit Claim Deed Individual

Parcel 1

BOUNDARY DESCRIPTION - S.N. 01-004-244 P.N. 0-001-6301

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 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 17 AS MONUMENTED BY A B.L.M. BRASS CAP (1952 RESURVEY)

THENCE SOUTH 00°20'22" WEST 2640.04 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 17;

THENCE SOUTH 00°56'48" WEST 625.81 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°56'48" EAST 397.48 FEET ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 TO A REBAR AND CAP;

THENCE NORTH 56°47'08" EAST 419.02 FEET ALONG THE SOUTH LINE OF DAVID WRIGHT SUBDIVISION TO A REBAR AND CAP;

THENCE NORTH 89°48'38" EAST 988.70 FEET ALONG SAID SOUTH LINE OF DAVID WRIGHT SUBDIVISION TO THE WEST LINE OF LEGACY HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS ENTRY NO. 152606 IN BOOK 365 PAGES 1628 AND 1629 IN THE MORGAN COUNTY RECORDER'S OFFICE;

THENCE SOUTH 11°46'27" WEST 1.71 FEET ALONG SAID WEST LINE;

THENCE SOUTH 67°10'22" WEST 24.84 FEET;

THENCE 232.17 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 168.00 FEET AND A CHORD BEARING SOUTH 27°34'56" WEST 214.13 FEET;

THENCE SOUTH 11°58'05" EAST 251.56 FEET TO A REBAR AND CAP;

THENCE SOUTH 73°55'49" WEST 291.12 FEET TO A REBAR AND CAP;

THENCE SOUTH 84°07'36" WEST 1001.11 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 15.04 ACRES.

TOGETHER WITH THE RIGHT OF ACCESS TO LEGACY HILLS DRIVE, FOR INGRESS AND EGRESS, INSTALLATION AND MAINTENANCE OF UTILITY SERVICE LINES AND FRONTAGE, HAVING PARCEL NUMBER 00-0087-6334, SERIAL NUMBER 01-LEGHILL-PL, DESCRIBED AS BEING THE PRIVATE LANE PARCEL WITHIN LEGACY HILLS, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AUGUST 17, 2020, AS ENTRY NO. 152606, IN BK 365 PG 1628 AND 1629 IN THE OFFICE OF THE MORGAN COUNTY RECORDER. ALSO TOGETHER WITH AND SUBJECT TO THE SAME RIGHT OF ACCESS ALONG THE EXTENSION OF LEGACY HILLS DRIVE TO FUTURE LEGACY HILLS, PHASE 2.

ALSO, TOGETHER WITH AND SUBJECT TO FULL PARTICIPATION IN THE LEGACY HILLS MAINTENANCE AGREEMENT AND COVENANTS RECORDED AUGUST 17, 2020, AS ENTRY NO. 152607, IN BOOK 365, PAGE 1630, AND AMENDED RECORDED JANUARY 5, 2021, AS ENTRY NO. 154840, IN BOOK 372, PAGE 1045, AS AN EQUAL SHAREHOLDER TO THE BENEFITS, REQUIREMENTS AND RESTRICTIONS CONTAINED THEREIN.

RESERVING UNTO THE GRANTOR A 10 FOOT WIDE UTILITY EASEMENT ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL, FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITY SERVICE FACILITIES, AND FOR DRAINAGE PURPOSES AS MAY BE REQUIRED. GRANTOR FURTHER RESERVES THE ABILITY TO CONSTRUCT, MAINTAIN AND RE-VEGETATE ROADWAY CUT SLOPES AS A RESULT OF THE CONSTRUCTION OF FUTURE LEGACY HILLS DRIVE ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17
CALLED: NORTH 00°20'22" WEST.

Parcel 2

BOUNDARY DESCRIPTION - S.N. 01-004-243 P.N. 00-0001-6293

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4
NORTH, RANGE 2 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 17 AS MONUMENTED BY A
B.L.M. BRASS CAP (1952 RESURVEY)

THENCE SOUTH 00°20'22" WEST 2640.04 FEET TO THE WEST QUARTER CORNER OF SAID
SECTION 17;

THENCE SOUTH 00°56'48" WEST 625.81 FEET ALONG THE WEST LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 17 TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING;

THENCE NORTH 84°07'36" EAST 1001.11 FEET TO A REBAR AND CAP;

THENCE NORTH 73°55'49" EAST 291.12 FEET TO A REBAR AND CAP;

THENCE NORTH 11°58'05" WEST 251.56 FEET;

THENCE 232.17 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 168.00 FEET
AND A CHORD BEARING NORTH 27°34'56" EAST 214.13 FEET;

THENCE NORTH 67°10'22" EAST 24.84 FEET TO THE WEST LINE OF LEGACY HILLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS ENTRY NO. 152606 IN BOOK
365 PAGES 1628 AND 1629 IN THE MORGAN COUNTY RECORDER'S OFFICE;

THENCE SOUTH 11°46'27" WEST 43.74 FEET ALONG SAID WEST LINE TO A REBAR AND CAP
PLACED ON THE ONE-SIXTEENTH LINE;

THENCE SOUTH 00°29'55" WEST 2615.04 FEET ALONG SAID ONE-SIXTEENTH LINE TO A
REBAR AND CAP PLACED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION
17;

THENCE SOUTH 89°34'49" WEST 1347.51 FEET TO THE SOUTHWEST CORNER OF SAID
SECTION 17;

THENCE NORTH 00°56'48" EAST 2039.37 FEET ALONG THE WEST LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 17 TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 65.76 ACRES.

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17
CALLED:
NORTH 00°20'22" WEST.