

Mail Tax notice to:  
Grantee  
6465 South 3000 East Suite 101  
SLC, UT 84121

MNT File No.: 89186  
Tax ID No.: FT-2118-A

**01178223 B: 2708 P: 0480**  
Page 1 of 3  
Rhonda Francis Summit County Recorder  
11/22/2021 04:32:36 PM Fee \$40.00  
By METRO NATIONAL TITLE  
Electronically Recorded

## **SPECIAL WARRANTY DEED**

Stewart Ranches, LLC, a Utah Limited Liability Company

**GRANTOR** of Francis, State of <sup>Utah</sup>, hereby CONVEYS and WARRANTS against any and all claiming by through or under them/him/her/it only to:

Estates Managers, LC, a Utah limited liability company

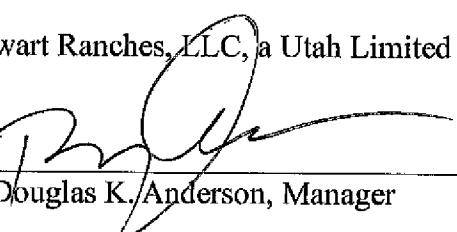
**GRANTEE** of Francis, Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Summit County, State of Utah:

Legal  
See Exhibit "A"

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hand(s) of said grantor(s), on this 19 day of November 2021.

Stewart Ranches, LLC, a Utah Limited Liability Company

By:   
Douglas K. Anderson, Manager

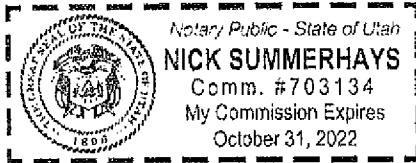
State of Utah )  
ss:  
County of Salt Lake

On this date, November 19, 2021, personally appeared before me Douglas K. Anderson, who being by me duly sworn did say that he is a manager of Stewart Ranches, LLC, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Douglas K. Anderson acknowledged to me that said

limited liability company executed same.



\_\_\_\_\_  
Notary Public



## Exhibit "A"

### Parcel 1:

Commencing at a point 40 rods North of the Southwest corner of the Southeast quarter of the Southwest quarter of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian; and running thence North 40 rods; thence East 80 rods; thence South 40 rods; thence West 80 rods to the place of beginning.

### Parcel 1A:

Together with an easement for ingress and egress as created by that certain Easement Agreement, recorded August 31, 2017 as Entry No. 1076651 in Book 2426 at Page 259 of Official Records, described as follows:

Commencing at the intersection of the Southwestern corner of the Summit Parcel, CD-2123, and E. Gines Lane, Francis, Summit County, Utah, and thence along the Southwestern property line of the Summit Parcel Northwesterly and Northerly to its intersection with the Stewart Parcel, CD-2118-A, thence North along the common property line between the Stewart and Summit Parcels to the intersection of a line which runs parallel to the Southwest property line of the Summit Parcel a sufficient distance from that property line to allow a roadway of sixty (60) feet in width beyond the existing vegetation and ditch, to run parallel to such property line, thence along such parallel line to its intersection with the North right of way line of E. Gines Lane, and thence West to the point of beginning.

**01233288 B: 2854 P: 0304**

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Mail Tax notice to:  
Grantee  
6465 South 3000 East Suite 101  
Salt Lake City, UT 84121

Gregory R. Wolbach, PLS  
Summit County Recorder-Surveyor  
03/27/2025 03:41:49 PM Fee \$40.00  
By METRO NATIONAL TITLE  
Electronically Recorded

File No.: 106179  
Tax ID No.: STRS-2-218  
STRS-2-219  
STRS-2-220

## **WARRANTY DEED**

**Leavco, LLC, a Utah limited liability company**

**GRANTOR of Kamas, State of Utah, hereby CONVEYS and WARRANTS TO:**

**Estates Managers, LC, a Utah limited liability company**

**GRANTEE of Salt Lake City, State of Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Summit County, State of Utah:**

**Lots 218, 219 and 220, Stewart Ranches Subdivision Phase 2, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.**

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS,** the hand(s) of said grantor(s), 25<sup>th</sup> day of March, 2025.

Leavco, LLC, a Utah limited liability company

By:   
Mike Leavitt, Member/Manager

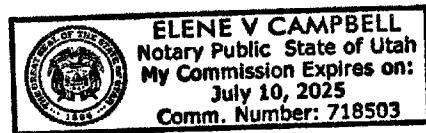
By:   
Betsy Leavitt, Member/Manager

State of Utah )  
ss:

County of Salt Lake

On this date, 25<sup>th</sup> day of March, 2025, personally appeared before me Mike Leavitt and Betsy Leavitt, who being by me duly sworn did say that they are the Member/Manager's of Leavco, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Mike Leavitt and Betsy Leavitt acknowledged to me that said limited liability company executed same.

  
Notary Public



**WHEN RECORDED RETURN TO,  
AND SEND TAX NOTICES TO:**

Estates Managers, LC  
P.O. Box 520370  
Salt Lake City, Utah 84125

01186798 B: 2733 P: 1389

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Rhonda Francis Summit County Recorder  
04/07/2022 03:14:18 PM Fee \$46.00  
By COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Electronically Recorded

Tax Parcel Nos. FT-2123, FT-2115 and FT-2132-A  
STRS-1-B, STRS-4-401, STRS-4-402, STRS-4-403, STRS-4-404, STRS-4-405, STRS-4-406,  
STRS-4-407, STRS-4-408, STRS-4-H

**QUITCLAIM DEED**

**THIS INSTRUMENT** is effective as of the 7 day of April, 2022, by **STEWART FIELDS LLC**, a Utah limited liability company ("Grantor"), also appearing of record as Stewart Fields, L.L.C., a Utah limited liability company, whose address is P.O. Box 520370, Salt Lake City, Utah 84125, in favor of **ESTATES MANAGERS, LC**, a Utah limited liability company ("Grantee"), whose address is P.O. Box 520370, Salt Lake City, Utah 84125.

**FOR THE SUM OF TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby quitclaims to Grantee certain real property (the "Property") located in Summit County, Utah, described as follows:

Parcel 1:

BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; AND COMMENCING AT A POINT THAT IS 61 RODS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 37 RODS 10 FEET; THENCE EAST 46 RODS 11 FEET, MORE OR LESS TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY; THENCE IN THE NORTHWESTERLY DIRECTION ALONG THE CENTER OF SAID HIGHWAY TO A POINT THAT IS 43 RODS 7 FEET WEST OF THE NORTHEAST CORNER OF THE SE 1/4 SE 1/4 OF SAID SECTION 34; THENCE EAST 43 RODS 7 FEET; THENCE NORTH 80 RODS TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE WEST 150 RODS, MORE OR LESS TO A POINT 10 RODS EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE IN A SOUTHEASTERLY DIRECTION 44 RODS TO A POINT THAT IS NORTH 89° EAST 87.98 RODS AND NORTH 86°16' WEST 31.317 RODS OF A POINT THAT IS SOUTH 2.66 RODS FROM THE SOUTHWEST CORNER OF THE NW 1/4 SE 1/4 OF SAID SECTION 34; THENCE SOUTH 56°16' EAST 31.517 RODS; THENCE SOUTH 59° WEST 87.98 RODS; THENCE SOUTH 77.34 RODS, MORE OR LESS, TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE EAST 99 RODS, MORE OR LESS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF STATE ROAD 35.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF HANSEN SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; THENCE NORTH ALONG A FENCE LINE 571.09 FEET; THENCE SOUTH 54°26'41" EAST ALONG A FENCE LINE 983.59 FEET; THENCE NORTH 89°58'20" WEST ALONG A FENCE LINE 800.54 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF STEWART RANCHES SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

ALSO EXCEPTING THEREFROM ALL OF STEWART RANCHES SUBDIVISION PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

Parcel 2:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34; TOWNSHIP 2 SOUTH; RANGE 6 EAST; SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'31" WEST 1006.50 FEET ALONG THE SOUTH LINE OF SAID SECTION 34; THENCE LEAVING SAID SECTION LINE NORTH 00°13'29" EAST 557.32 FEET A POINT ON AN EXISTING FENCE LINE; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID FENCE LINE NORTH 00°13'29" EAST 63.18 FEET; THENCE SOUTH 89°46'31" EAST 448.69 FEET TO THE UTAH STATE ROUTE 35 RIGHT OF WAY FENCE; THENCE CONTINUING ALONG SAID FENCE SOUTH 21°53'12" EAST 58.29 FEET TO A FENCE CORNER; THENCE LEAVING SAID RIGHT OF WAY FENCE LINE AND ALONG AN EXISTING FENCE SOUTH 47°55'10" WEST 19.16 FEET TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE LINE NORTH 89°18'29" WEST 456.47 FEET TO THE POINT OF BEGINNING.

Parcel 3:

BEGINNING AT A REBAR AND CAP MARKING THE ACCEPTED S 1/16 SECTION CORNER OF SECTIONS 34 AND 35 IN TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE SLB&M AND WHICH POINT OF BEGINNING IS AT A CORNER OF FENCES EXTENDING NORTH, SOUTH AND WESTERLY; THENCE ALONG A DECADES OLD FENCE LINE S83°10'48"W 674.92 FEET TO THE EASTERLY RIGHT-OF-WAY (ROW) OF STATE HIGHWAY 35; THENCE ALONG THE EAST ROW N15°40'23"W 35.52 FEET; THENCE N17°44'28"W 47.00 FEET MORE OR LESS TO THE E-W CENTERLINE OF THE SE 1/4 SECTION 34; THENCE LEAVING SAID ROW RUNNING ALONG THE E-W CENTERLINE OF

THE SE  $\frac{1}{4}$  (1/16<sup>TH</sup> SECTION LINE) N89°54'04"E 694.06 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27.

Parcel 4:

OPEN SPACE PARCEL "B", STEWART RANCHES SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

Parcel 5:

LOTS 401-408 AND OPEN SPACE PARCEL "H", STEWART RANCHES SUBDIVISION PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

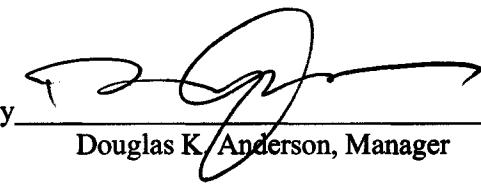
*[Remainder of page intentionally left blank; signature and acknowledgment on following page]*

**GRANTOR** has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

**GRANTOR:**

**STEWART FIELDS LLC,**  
a Utah limited liability company,  
by its Manager:

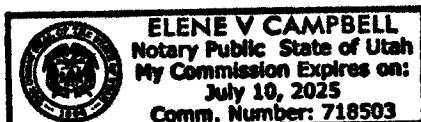
**MANAGEMENT PARTNERS US LLC,**  
a Nevada limited liability company

By   
Douglas K. Anderson, Manager

State of Utah )  
                  )  
                  ) ss.  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2022, by  
Douglas K. Anderson, Manager of Management Partners US LLC, Manager of Stewart Fields LLC.

(Seal)



My Commission Expires:

7-10-25

Elene Campbell

Notary Public

Residing at:

Salt Lake City, Utah