



W3350422

This instrument was prepared by:

Heritage Land Development

470 N 2450 W

Tremonton, UT 84337

Once recorded, return to:

Heritage Land Development

470 N 2450 W

Tremonton, UT 84337

This Space for Recorder's Use Only.

Utah Quitclaim DeedState of Utah, County of Weber

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
 Ten _____ US Dollars (\$ 10) in hand, paid to

Heritage Land Holdings, LLC,

with an address of

470 N 2450 W, Tremonton, UT 84337

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to
Heritage Land Development, LLC,

with an address of

470 N 2450 W, Tremonton, UT 84337

(the "Grantee" or "Grantees") all the rights, title, interest, and claim in or to the following
 described real estate, situated in Weber County, Utah, to wit:

**A complete legal description of the real property being conveyed by this
 instrument is attached hereto on page 4 as EXHIBIT A.**

150780186 PCV

Tax Parcel ID Number _____


The property identified herein ☐ is **-OR-** ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Heritage Land Development, LLCAddress: 470 N 2450 W, Tremonton, UT 84337

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature:  Date: 12/9/24
Printed Name: L Rayl Cook, Manager *al*

Grantor Signature: _____ Date: _____
Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

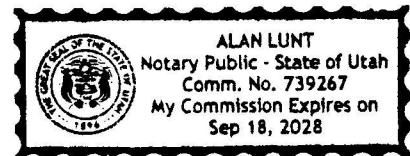
State of Utah)
County of Weber)

On Dec 9, 2024 before me, Alan Lunt,
personally appeared Boyd Cook,
who 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.

I certify under PENALTY OF PERJURY under the laws of the state of Utah that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Printed Name Alan Lunt
My Commission Expires 9/18/2028



(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, MONUMENTED WITH A BRASS CAP, THENCE SOUTH 89D13'14" EAST 2648.17 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28 TO THE CENTER QUARTER CORNER OF SECTION 28, THENCE NORTH 00D42'57" EAST 1327.58 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING AND RUNNING THENCE NORTH 00D42'57" EAST 1.96 FEET, THENCE NORTH 89D13'14" WEST 164.84 FEET, THENCE NORTH 00D42'57" EAST 1175.87 FEET, THENCE SOUTH 89D07'58" EAST 90.11 FEET, THENCE NORTH 00D52'02" EAST 150.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, THENCE SOUTH 89D07'58" EAST 74.33 FEET ALONG SAID NORTH LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 28, THENCE SOUTH 89D15'08" EAST 333.86 FEET ALONG THE NORTH LINE TO THE NORTHEAST QUARTER OF SAID SECTION 28, THENCE SOUTH 00D37'17" EAST 1328.06 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, THENCE NORTH 89D14'11" WEST 364.85 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING: PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, MONUMENTED WITH A BRASS CAP THENCE SOUTH 89D13'14" EAST 2648.17 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO THE CENTER SECTION CORNER OF SECTION 28, THENCE NORTH 00D42'57" EAST 1349.58 FEET ALONG THE NORTH SOUTHQUARTER SECTION LINE, THENCE NORTH 89D17'03" WEST 33.00 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 89D13'14" WEST 100.00 FEET, THENCE NORTH 00D42'57" EAST 100.00 FEET, THENCE SOUTH 89D13'14" EAST 100.00 FEET, THENCE SOUTH 00D42'57" WEST 100.00 FEET TO THE POINT OF BEGINNING.

NT-Misc
When Recorded Mail To:
Heritage Land Development, LLC
470 North 2450 West
Tremonton, Utah 84337



W3359056

E# 3359056 PG 1 OF 3
B. Rahimzadegan, WEBER COUNTY RECORDER
25-Feb-25 1157 AM FEE \$40.00 DEP SD
REC FOR: NORTHERN TITLE COMPANY - LOGAN
ELECTRONICALLY RECORDED

WARRANTY DEED

Heritage Land Holdings, LLC, a Utah limited liability company

Grantor(s) of Tremonton, County of Box Elder, State of Utah, hereby **CONVEY AND WARRANT** to

Heritage Land Development, LLC, a Utah limited liability company

Grantee(s) of Tremonton, County of Box Elder, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of UT:

See attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this *24th of October*, 2025.

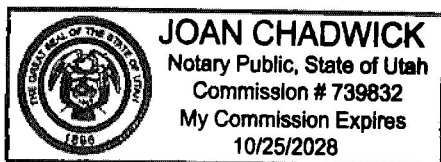
Heritage Land Holdings, LLC, a Utah limited liability company



L. Boyd Cook
Its Manager

State of UT)
County of Box Elder)§

On *24 February*, 2025, personally appeared before me L Boyd Cook who, being by me duly sworn, did say that he is the Manager/Member of Heritage Land Holdings, LLC and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.





Notary Public

EXHIBIT "A"

15-078-0187 SW

PROPOSED TAYLOR LANDING PHASE 5:

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MONUMENTED WITH A BRASS CAP; THENCE SOUTH 89°13'14" EAST 955.84 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 1271.85 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 00°46'08" EAST 450.00 FEET; THENCE NORTH 89°09'17" WEST 150.00 FEET; THENCE SOUTH 83°58'36" WEST 66.47 FEET; THENCE NORTH 89°10'40" WEST 145.37 FEET; THENCE SOUTH 00°51'36" WEST 113.67 FEET; THENCE NORTH 89°10'50" WEST 298.75 FEET ALONG THE BOUNDARY OF SUNSET EQUESTRIAN CLUSTER SUBDIVISION, PHASE 1; THENCE NORTH 00°49'19" EAST 393.42 FEET ALONG THE BOUNDARY OF OLIVIA SUBDIVISION; THENCE SOUTH 89°09'17" EAST 1,045.30 FEET ALONG THE BOUNDARY OF BELMONT PARK ESTATES SUBDIVISION, PHASE 1, 2 AND 3; THENCE ALONG THE BOUNDARY OF TAYLOR LANDING PHASE 1 OPEN SPACE THE NEXT THREE COURSES: 1) THENCE SOUTH 00°49'48" WEST 353.36 FEET; 2) THENCE SOUTH 11°33'40" WEST 213.77 FEET; 3) THENCE SOUTH 00°48'18" WEST 100.00 FEET; THENCE SOUTH 00°42'56" WEST 40.00 FEET; THENCE NORTH 89°13'14" WEST 197.94 FEET; THENCE SOUTH 00°46'08" WEST 17.97 FEET; THENCE NORTH 89°09'17" WEST 147.00 FEET TO THE POINT OF BEGINNING.

15-078-0188 SW

TO BE KNOWN AS TAYLOR LANDING PHASE 1B

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MONUMENTED WITH A BRASS CAP; THENCE S 89°13'14" E 2510.13 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING AND RUNNING THENCE ALONG THE BOUNDARY OF TAYLOR LANDING PHASE 1A RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE UNDER ENTRY NO. 3153734 ON MAY 18, 2021 THE NEXT FIVE COURSES:
 1) THENCE N 00°46'08" E 127.46 FEET;
 2) THENCE N 02°28'17" W 96.65 FEET;
 3) THENCE N 00°42'56" E 909.58 FEET;
 4) THENCE N 17°36'31" E 68.95 FEET;
 5) THENCE N 00°46'46" E 130.00 FEET;
 THENCE S 89°13'14" E 123.13 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;
 THENCE S 00°42'57" W 1,329.54 FEET ALONG SAID EAST LINE TO THE CENTER QUARTER SECTION CORNER OF SAID LOT 28;
 THENCE N 89°13'14" W 138.05 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING.

15-078-0189 SW

OPEN SPACE:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MONUMENTED WITH A BRASS CAP; THENCE SOUTH $89^{\circ}13'14''$ EAST 2648.17 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO THE CENTER QUARTER CORNER OF SECTION 28; THENCE NORTH $00^{\circ}42'57''$ EAST 1327.58 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH $89^{\circ}14'11''$ EAST 364.85 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE OF THE NORTHEAST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH $00^{\circ}37'17''$ WEST 1,328.06 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 SAID POINT ALSO BEING SOUTH $89^{\circ}15'08''$ EAST 333.86 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH $89^{\circ}15'08''$ EAST 327.05 FEET ALONG SAID NORTH LINE; THENCE SOUTH $00^{\circ}41'23''$ WEST 1,327.76 FEET ALONG THE WEST LINE OF WINSTON PARK SUBDIVISION AND IT'S PROJECTION THEREOF TO THE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE OF THE NORTHEAST QUARTER OF SAID SECTION 28 ; THENCE NORTH $89^{\circ}14'11''$ WEST 296.66 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.