

QUIT CLAIM DEED

Tax Parcel No. 01-422-0-0023

JOEL H. SAGERS, KATHRYN FAUDREE, DEANA HILLIER, DEBORAH C.S. SMART
AND WAYNE D. SOUTHWICK, Trustees, under the Geraldine B. Sagers Family Living Trust,
dated February 5, 2009 **Grantor**.

Quit Claim to

JOEL H. SAGERS, KATHRYN FAUDREE, DEANA HILLIER, DEBORAH C.S. SMART
AND WAYNE D. SOUTHWICK, Trustees, under the Geraldine B. Sagers Family Living Trust,
dated February 5, 2009 **Grant**

Of 484 South 300 West
Tooele, UT 84074

County of Tooele, State of Utah

for sum of TEN DOLLARS and other good and valuable consideration, do hereby
CONVEY the following described tract of land in Tooele County, State of Utah, to wit:

See Attached Exhibit "A"

TOGETHER WITH all buildings, improvements, water rights, water shares, and
all rights-of-way, easements, privileges and appurtenances.

SUBJECT to easements, restrictions and reservations of record.

The purpose of this Quit Claim Deed is to adjust a boundary line between two
existing parcels of land that both parties have agreed to.

Witness the hand(s) of said grantor(s), this 8th day of OCTOBER, 2024

EXHIBIT "A"
ORIGINAL DESCRIPTION
PARCEL NO. 01-442-0-0023

22

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 1287 FEET; THENCE WEST 58 FEET; THENCE NORTH 147 FEET; THENCE WEST 100 FEET; THENCE SOUTH 147 FEET; THENCE WEST 1030 FEET; THENCE NORTH 627 FEET; THENCE WEST 132 FEET; THENCE NORTH 660 FEET; THENCE EAST 1320 FEET TO THE POINT OF BEGINNING. SUBJECT TO A RIGHT OF WAY OF INGRESS AND REGRESS OVER AND ACROSS SAID PROPERTY AS DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN BOOK 249 AT PAGE 44 AS ENTRY NO. 005088 OF OFFICIAL RECORDS. EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED IN ROADS

BOUNDARY DESCRIPTION
GERALDINE B. SAGERS PARCEL
PARCEL NO. 01-442-0-0023

A parcel of land, situate in the Northwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the Quarter section line, said point being South 89°39'32" West 2640.84 feet along the Quarter Section Line and North 0°19'32" West 294.21 feet along the Quarter Section line from the found monument representing the East Quarter Corner of Section 32, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

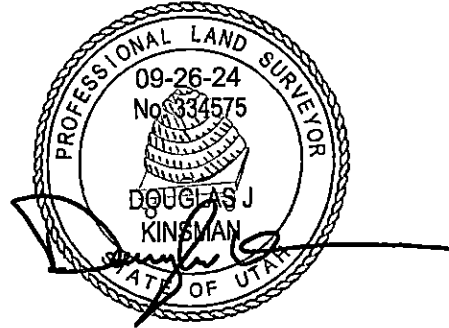
thence South 86°15'13" West 159.59 feet;
 thence South 89°46'23" West 127.79 feet;
 thence South 0°19'32" East 270.54 feet to the northerly line of Erda Way;
 thence South 89°46'23" West 902.09 feet along northerly line of said Erda Way and along existing barbed wire fence to an existing barbed wire fence;
 thence North 0°30'05" West 631.54 feet along said fence;
 thence South 89°01'30" West 133.69 feet along said fence;
 thence North 0°14'53" West 678.54 feet along said fence;
 thence North 89°39'34" East 1323.89 feet to North-South running Quarter Section line;
 thence South 0°19'32" East 1030.62 feet along said Section line and to the Point of Beginning.

Together with a 30.00-foot ingress, egress, access and utility easement more particularly described as follows:

Beginning at a point on the North Line of Erda Way, said point being South 89°39'32" West 2640.84 feet along the Quarter Section Line and North 0°19'33" West 13.87 feet along the Section line from the found monument representing the East Quarter Corner of Section 32, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 89°46'23" West 30.00 feet along the northerly Right of Way line of Erda Way;
thence North 0°19'32" West 278.49 feet;
thence North 86°15'13" East 30.05 feet to an existing barbed wire fence and the north south
Quarter Section Line;
thence South 0°19'32" East 280.34 feet along said fence and quarter section line to the northerly
Right of Way line of Erda Way, and to the Point of Beginning.

Contains 1,571,339 square feet, or 36.07 acres.



Jessica White
Jessica White Successor Trustee

Joel Sagers
Joel Sagers Successor Trustee

Deana Hillier
Deana Hillier Successor Trustee

Wayne D. Southwick
Wayne Southwick Successor Trustee

Kathryn Faudree
Kathryn Faudree Successor Trustee

Deborah Smart
Deborah Smart Successor Trustee

State of Utah

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) SS.
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County of Tooele

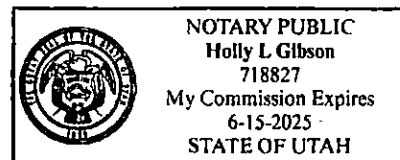
On the 8th day of October, 2024, personally appeared before me Joel Sagers Successor Trustee, under the Geraldine B. Sagers Sagers Family Living Trust, dated February 5, 2009 signer(s) of the within instrument who duly acknowledged to me that they executed the same.

My Commission Expires: 06-15-2025 Holly L. Gibson
Notary Public
Residing at Tooele, Utah

State of Utah

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) SS.
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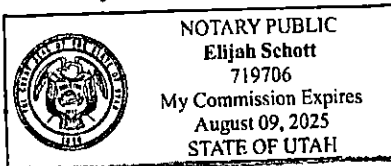
County of ~~Tooele~~ Salt Lake



On the 7th day of October, 2024, personally appeared before me Jessica White Successor Trustee, under the Geraldine B. Sagers Sagers Family Living Trust, dated February 5, 2009 signer(s) of the within instrument who duly acknowledged to me that they executed the same.

My Commission Expires: 08/09/2025

Elijah Schott
Notary Public
Residing at ~~Tooele~~ Salt Lake, Utah

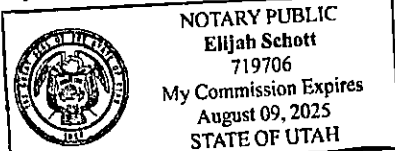


State of Utah)

County of ~~Tooele~~ Salt Lake)

) SS.

On the 7th day of October, 2024, personally appeared before me ~~Deana~~ Deana Hillier Successor Trustee, under the Geraldine B. Sagers Sagers Family Living Trust, dated February 5, 2009 signer(s) of the within instrument who duly acknowledged to me that they executed the same.

My Commission Expires: 08/09/2025

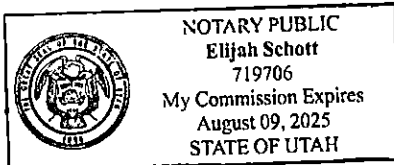
Elijah Schott
Notary Public
Residing at ~~Tooele~~ Salt Lake, Utah

State of Utah)

County of ~~Tooele~~ Salt Lake)

) SS.

On the 7th day of October, 2024, personally appeared before me Wayne Southwick Successor Trustee, under the Geraldine B. Sagers Sagers Family Living Trust, dated February 5, 2009 signer(s) of the within instrument who duly acknowledged to me that they executed the same.

My Commission Expires: 08/09/2025

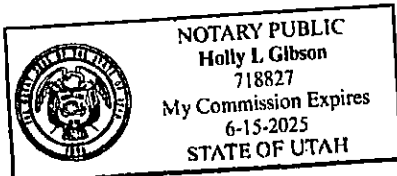
Elijah Schott
Notary Public
Residing at ~~Tooele~~ Salt Lake, Utah

State of Utah)

County of Tooele)

) SS.

On the 8th day of October, 2024, personally appeared before me Kathryn Faudree Successor Trustee, under the Geraldine B. Sagers Sagers Family Living Trust, dated February 5, 2009 signer(s) of the within instrument who duly acknowledged to me that they executed the same.

My Commission Expires: 6-15-25

Holly L. Gibson
Notary Public
Residing at Tooele, Utah

State of Utah

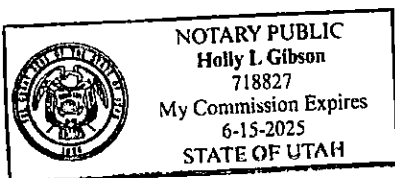
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) SS.
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County of Tooele

On the 8th day of October, 2024, personally appeared before me Debroah Smart Successor Trustee, under the Geraldine B. Sagers Sagers Family Living Trust, dated February 5, 2009 signer(s) of the within instrument who duly acknowledged to me that they executed the same.

My Commission Expires: 6-15-25

Holly L. Gibson
Notary Public
Residing at Tooele, Utah



AFTER RECORDING PLEASE RETURN TO:
Douglas Kinsman
Ensign Engineering
169 North Main Street, Unit 1
Tooele, Utah, 84074

AFFIDAVIT

STATE OF UTAH)
 : ss
COUNTY OF TOOELE)

I, Douglas J Kinsman, holding license no. 334575, as a Professional Land Surveyor in the State of Utah, being duly sworn deposes, and says:

1 – On the Quit Claim Deed, page 2 of 6, recorded October, 21, 2024 as Entry No. 609856 in the Tooele County Recorder's Office there was an incorrect Section depicted on said document and page for Parcel #01-422-0-0023

(a) In the legal description of said document it reads, East Quarter Corner of Section 32,

The correct wording is as follows:

(a) The correct Section should be Section 34.

2 – This affidavit is to correct a legal error located on page 2 of 6 of the Quit Claim Deed, in the second paragraph, third sentence of the legal description, recorded October 21, 2024 as Entry No. 609856 in the Tooele County Recorder's Office.

3 – Also in the fourth paragraph second and third sentence on page 2 of 6, recorded October, 21, 2024 as Entry No. 609856 in the Tooele County Recorder's Office there was an incorrect bearing and Section depicted on said document and page for Parcel #01-422-0-0023

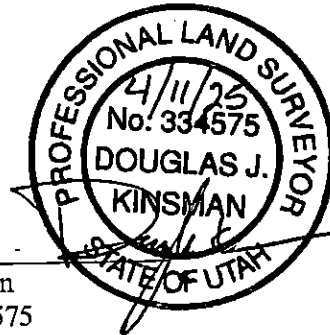
(a) In the legal description of said document it reads in the second sentence, "North 0°19'33" West" and in the third sentence "Section 32"

The correct wording is as follows:

(b) The correct bearing in the second sentence should be North 0°19'32" West, and in the third sentence the Section should be Section 34,

4 – This affidavit is to correct a legal error located on page 2 of 6 of the Quit Claim Deed for Parcel #01-422-0-0023. The fourth paragraph second and third sentence of the legal description, recorded October 21, 2024 as Entry No. 609856 in the Tooele County Recorder's Office.

I hereby state that this Affidavit has been prepared and signed by me, Douglas J Kinsman for the purpose herein disclosed.



Douglas Kinsman
License no. 334575

Subscribed and sworn before me this 11th day of April, 2025.

My commission expires:

November 14, 2028
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