



W2929931

Recording requested by and when recorded, please return this deed to:

Highlands at Wolf Creek
Homeowner's Association, Inc.
3860 S 2300 E
P.O. Box 171014
Salt Lake City, UT 84117

E# 2929931 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
10-JUL-18 11:41 AM FEE \$14.00 DEP JKC
REC FOR: HIGHLANDS AT WOLF CREEK HOA

For recorder's use only

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and for other good and valuable consideration, cash in hand the receipt and sufficiency of which is hereby acknowledged, **WCU, LLC, d/b/a Wolf Creek Utah, LLC, a Utah limited liability company** hereinafter referred to as "Grantor" does hereby convey, release, remise and forever quitclaim unto **Highlands at Wolf Creek Homeowner's Association, Inc., a Utah nonprofit corporation** hereinafter referred to as "Grantee" any and all right, title, interest and/or claims which the Grantor has in and to the following described real property, together with any appurtenances and improvements thereon or thereto, located in the County of Weber, State of Utah, to-wit:

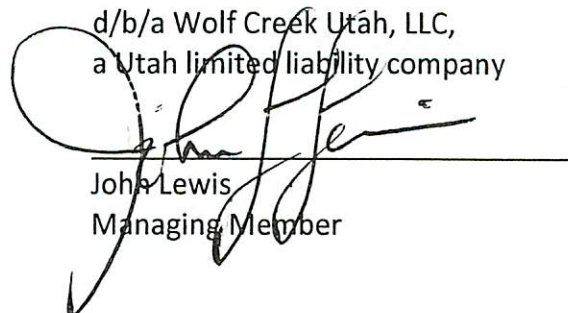
See Legal Description attached as Exhibit "A"

SUBJECT TO any and all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 6 day of July, 2018.

GRANTOR:

WCU, LLC,
d/b/a Wolf Creek Utah, LLC,
a Utah limited liability company



John Lewis
Managing Member

State of Utah)
 ss:
County of Weber)

Subscribed, sworn to and acknowledged before me by John Lewis, and subscribed and sworn before me
by, this 6 day of July, 2018.

Annette Ames
Notary Public, Commission in the State of Utah
(Seal)

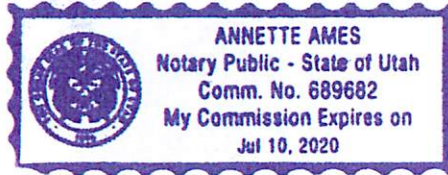


Exhibit "A"
to
Quitclaim Deed

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED NORTH 89°59'05" WEST 2.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID SOUTH LINE NORTH 89°59'05" WEST 622.26 FEET TO THE BOUNDARY LINE OF THE ELKHORN SUBDIVISION PHASE 4 LOT 78 AMENDED; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 78 AMENDED AND THE BOUNDARY LINE OF THE ELKHORN SUBDIVISION PHASE 4 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 49°33'31" WEST 185.74 FEET; (2) NORTH 06°44'36" EAST 176.13 FEET; (3) NORTH 50°28'53" WEST 816.79 FEET; (4) NORTH 70°50'07" WEST 88.69 FEET TO THE BOUNDARY LINE OF THE HIGHLANDS AT WOLF CREEK PHASE 2; THENCE ALONG THE BOUNDARY LINE OF THE HIGHLANDS AT WOLF CREEK PHASE 2, PHASE 6 AND PHASE 8 THE FOLLOWING SIX (6) COURSES: (1) NORTH 16°12'36" EAST 114.56 FEET; (2) SOUTH 56°04'30" EAST 307.18 FEET; (3) SOUTH 86°56'36" EAST 180.97 FEET; (4) SOUTH 29°12'07" EAST 265.86 FEET; (5) SOUTH 46°26'51" EAST 632.89 FEET; (6) SOUTH 87°33'09" EAST 401.75 FEET; THENCE SOUTH 00°21'51" WEST 88.04 FEET TO THE POINT OF BEGINNING.

(Weber County Tax Parcel No. 22-020-0036)

RESOLUTION OF HIGHLANDS AT WOLF CREEK HOMEOWNERS ASSOCIATION 2018 - 1

7th June 2018

WHEREAS the Board of Directors of Highlands at Wolf Creek Homeowners Association has previously discussed the acquisition of parcel 22-020-0036, and its annexation into Highlands Phase 8 as Open Space Common Area; and

WHEREAS the parcel is currently owned by WCU, LLC, being a company owned under the control of John Lewis owner and operator of Wolf Creek Resort LLC, who is a willing seller; and

WHEREAS the ordinances and procedures require a representative of the HOA to bring this matter to the Weber County Planning Department, Ogden Valley Planning Commission, and the Weber County Commissioners; and

WHEREAS deed, plat and associated documents have been prepared and reviewed by the Board; and

WHEREAS the Owners of Phase 8 properties have been advised of the proposed actions, and positive, affirmative comments have been received by the Board;

LET IT THEREFORE BE RESOLVED and ordered by the Board of Directors of Highlands at Wolf Creek Homeowners Association that the following actions are authorized and directed to be taken as follows:

1. The purchase from John Lewis of the property 22-020-0036, as legally described on the Exhibit attached for the sum of \$10 and other valuable considerations;
2. The Board of Directors authorizes President E. Miranda Menzies and Secretary Brian Hockridge to execute the documents for purchase and filing of subdivision amendment for Highlands Phase 8, prior to June 30, 2018
3. That the Declaration of Covenants, Conditions and Restrictions for the Highlands shall be recorded against the property in due course.

This resolution was voted on by a duly called meeting of the Board of Directors of Highlands at Wolf Creek Homeowners Association on June 7, 2018.

E. Miranda Menzies voted YES

Brian Hockridge voted YES

Robert Donahoe voted ABSENT

Marjorie Kaplan voted YES

Melinda Roland voted YES

Ellen Knights voted YES

Received from
E. Miranda Menzies
\$1000 cash

SIGNED

JOHN LEWIS

DATE

7-6-18

LOWER PARCEL 22-020-0033 BOUNDARY DESCRIPTION
RENUMBERED AT WEBER COUNTY ID 22-020-0036

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED NORTH 89°59'05" WEST 2.00 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID SOUTH LINE NORTH 89°59'10" WEST 622.26 FEET TO THE BOUNDARY LINE OF THE ELKHORN SUBDIVISION PHASE 4 LOT 78 AMENDED; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 78 AMENDED AND THE BOUNDARY LINE OF THE ELKHORN SUBDIVISION PHASE 4 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 49°33'03" WEST 185.36 FEET; (2) NORTH 06°44'36" EAST 176.48 FEET; (3) NORTH 50°28'53" WEST 816.79 FEET; (4) NORTH 70°50'07" WEST 88.69 FEET TO THE BOUNDARY LINE OF THE HIGHLANDS AT WOLF CREEK PHASE 2; THENCE ALONG THE BOUNDARY LINE OF THE HIGHLANDS AT WOLF CREEK PHASE 2, PHASE 6 AND PHASE 8 THE FOLLOWING SIX (6) COURSES: (1) NORTH 16°12'38" EAST 114.56 FEET; (2) SOUTH 56°04'30" EAST 307.18 FEET; (3) SOUTH 86°56'36" EAST 180.97 FEET; (4) SOUTH 29°12'07" EAST 265.86 FEET; (5) SOUTH 46°26'51" EAST 632.89 FEET; (6) SOUTH 87°33'09" EAST 401.75 FEET; THENCE SOUTH 00°21'51" WEST 88.04 FEET TO THE POINT OF BEGINNING. CONTAINING 5.494 ACRES.