





Mail Tax notice to:  
Grantee  
3718 North Wolf Creek Drive  
Eden, UT 84310  
MNT File No.: 60604  
Tax ID No.: 22-016-0009 / 22-016-0077 / 22-020-0030  
22-020-0033 / 22-170-0013

E# 2909528 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
13-Mar-18 10:58 AM FEE \$18.00 DEP TN  
REC FOR: METRO NATIONAL TITLE  
ELECTRONICALLY RECORDED

### SPECIAL WARRANTY DEED

**Summit Mountain Holding Group, L.L.C., a Utah limited liability company**

**GRANTOR** of Eden, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them only :

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

**GRANTEE** of 3718 North Wolf Creek Drive, Eden, UT 84310 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Weber County, State of Utah:

**Parcel 1:**

Part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian: Beginning at a point in the center of the road, South 89°38' East 869 feet and North 9°24' East 398 feet from the Southwest corner of said quarter Section, running thence North 47° East to the South line of Wolf Creek Drive; thence South 79°13'53" West along said road to a point which is North 9°24' East of the point of beginning; thence South 9°24' West to the point of beginning.

**Parcel 2:**

Part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Westerly line of Wolf Creek Drive (66 foot right of way) being 1072.00 feet South 0°00'33" West along the Quarter Section line and 115.75 feet North 89°59'27" West from the center of said Section 22; and running thence Southwesterly along the arc of a 2603.00 foot radius curve to the right a distance of 51.07 feet (central angle equals 1°07'27" and long chord bears South 37°17'05" West 51.07 feet) along said Westerly line; thence North 55°39'59" West 141.11 feet to a point of curvature; thence Westerly along the arc of a 50.00 foot radius curve to the left a distance of 42.77 feet (central angle equals 49°00'51" and long chord bears North 80°10'24" West 41.48 feet) to a point of tangency; thence South 75°19'10" West 109.16 feet; thence Westerly along the arc of a 110.50 foot radius curve to the right a distance of 47.13 feet (central angle equals 24°26'15" and long chord bears North 89°55'34" West 46.77 feet) to a point of compound curve; thence Westerly and Northwesterly along the arc of a 290.50 foot radius curve to the right a distance of 602.55 feet (central angle equals 118°50'33" and long chord bears North 18°17'11" West 500.20 feet); thence South 35°52'46" East 46.41 feet; thence Southwesterly, Southerly and Southeasterly along the arc of a 245.50 foot radius curve to the left a distance of 498.78 feet (central angle equals 116°24'29" and long chord bears South 19°30'13" East 417.32 feet) to a point of compound curve; thence along the arc of a 65.50 foot radius curve to the left a distance

of 25.04 feet (central angle equals 21°54'20" and long chord bears South 88°39'37" East 24.89 feet) to a point of tangency; thence North 80°23'13" East 117.78 feet to a point of curvature; thence Southeasterly along the arc of a 142.62 foot radius curve to the right a distance 109.39 feet (central angle equals 43°56'48" and long chord bears South 77°38'23" East 106.73 feet) to a point of tangency; thence South 55°39'59" East 103.97 feet to the point of beginning.

Excepting therefrom: That portion of the Southwest Quarter of Section 22, Township 7 North, Range 1 East Salt Lake Base & Meridian, located in the County of Weber, State of Utah, described as follows: A circular parcel of land having a radius of 100.00 feet and a center point located South 89°07'33" East 2206.91 feet along the Southerly line of said Section 22 and North 00°00'00" East 1596.75 feet from the Southwest corner of said Section 22. Together with an easement for ingress and egress purposes over and across existing maintenance roads within the grantors land for access to the above described parcel of land.

**Parcel 3:**

**A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH 00°06'14" WEST 516.90 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE NORTH BOUNDARY LINE OF THE TRAPPERS RIDGE PHASE 2 SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF THE TRAPPERS RIDGE SUBDIVISION PHASE 2 AND PHASE 1 AND THE BOUNDARY LINE OF THE ELKHORN SUBDIVISION PHASE 4 LOT 78 AMENDED AND THE ELKHORN SUBDIVISION PHASE 5 THE FOLLOWING THREE (3) COURSES: (1) NORTH 50°07'58" WEST 639.27 FEET; (2) NORTH 51°51'02" WEST 110.06 FEET; (3) NORTH 49°33'33" WEST 60.59 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE SOUTH 89°59'05" EAST 624.26 FEET TO THE POINT OF BEGINNING.**

**Parcel 4:**

**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

Parcel 5:  
All of the Open Space within Elkhorn Subdivision Phase 4, Weber County, Utah.

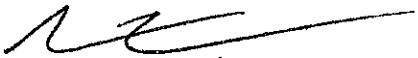
AS TO PARCEL 4 ONLY: SUBJECT TO THE GREENBELT TAXES PURSUANT TO THE FARMLAND ASSESSMENT ACT OF 1969.

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), March 12<sup>th</sup> 2018.

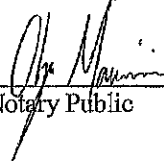
Summit Mountain Holding Group, L.L.C., a Utah limited liability company

By: Summit Revolution LLC, a Delaware limited liability company  
Its: Managing Member

  
By: Shaun McKeed  
Its: Authorized Signatory

State of Utah, County of Weber )ss:

On this date, Shaun McKeed, personally appeared before me Olga Mariasina, who being by me duly sworn did say that he is the Authorized Signor of Summit Revolution LLC, a Delaware Limited Liability Company who is the Managing Member of Summit Mountain Holding Group, L.L.C., 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 Shaun McKeed acknowledged to me that said limited liability company executed same.

  
Notary Public

