

QUIT CLAIM DEED

Tax Serial No. 22-040-0031 & 22-040-0032



W3205407

Clarke Farm, LLC, a Utah Limited Liability Company, GRANTOR(s), of Weber County, State of Utah, hereby Quit Claim(s) to **Clarke Farm, LLC**, a Utah Limited Liability Company, GRANTEE(s) of Weber County, State of Utah, for the sum of Ten Dollars (\$10.00) and/or other good and valuable consideration(s), the following described parcel of real property to wit:

DESCRIPTION

See EXHIBIT A and EXHIBIT B attached hereto and made a part hereof.

The purpose of this Quit Claim Deed is to execute a parcel boundary adjustment according to UCA 10-9a-523 between parcels 22-040-0031 and 22-040-0032, the Grantors named above being the owners of both parcels.

RECITALS

- A. Parcel 22-040-0031, described as Parcel 2 in Warranty Deed Entry #2598431 of Weber County Records.
- B. Parcel 22-040-0032, described in Quit Claim Deed Entry #2946191 of Weber County Records.
- C. The grantor(s) have reviewed Exhibit A and Exhibit B which has been prepared in accordance with the terms of the agreement reached by said parties regarding the identification, alteration, or correction of their respective boundary. Attached hereto as Exhibit A is a description of Parcel 22-040-0031 being deeded to Grantee after the adjusted parcel line, and Exhibit B is a description of Parcel 22-040-0032 being deeded to Grantee after the adjusted parcel line.
- D. It is not the intent of the Grantor(s)/Grantee(s) to create any new parcels but to adjust the line common to the two described parcels.

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, thisday of, 20 21.
Dec 20

Clarke Farm, LLC, a Utah Limited Liability Company

[Handwritten Signature]
Name: Elroy J Harris Manager

STATE OF UTAH)
) ss.
COUNTY OF)

On the date first above written personally appeared before me, the above named signer, who, being by me duly sworn, says that he / she / they is / are the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by the authority of its Articles of Organization, and said signer acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written: *June Nelson*

12-20-2021
My Commission Expires:

June Nelson

Notary Public
Residing in: *Weber County*



Exhibit "A"
Parcel 22-040-0031

A part of the Northeast Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey having a basis of bearing of North 89°22'45" West along the North monumented line of said Northeast Quarter of Section 33, being more particularly described as: Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 33, said point being 1318.10 feet more or less North 89°22'45" West from the Northeast corner of said Section 33; and running thence South 89°22'45" East along the North line of said Section 433.00 feet; thence South 0°18'20" West 421.32 feet; thence South 69°49'02" East 493.43 feet; thence North 79°54'11" East 417.23 feet to the East line of said Section 33; thence South 0°22'55" West 815.71 feet to the South line of the Northeast Quarter of said Northeast Quarter of said Section 33; thence North 89°22'45" West 1316.34 feet to the Southwest corner of the Northeast Quarter of said Northeast Quarter; thence North 0°18'20" East 1324.65 feet to the point of beginning.

Less and except a parcel conveyed to Eden Water Works as described in that Warranty Deed Entry #1203742 dated December 7, 1992 of Weber County Records, the description of which once rotated to the stated basis of bearing in this document is as follows: Part of the Northeast Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 722.71 feet North 89°22'45" West (722.71 feet West) along a Section line and 783.11 feet South 0°37'15" West (783.11 feet South) from the Northeast corner of said Section 33; and running thence South 69°11'49" East 208.71 feet (South 69°49'04" East 208.71 feet), thence South 20°48'11" West 208.71 feet (South 20°10'56" West 208.71 feet), thence North 69°11'49" West 208.71 feet (North 69°49'04" West 208.71 feet), thence North 20°48'11" East 208.71 feet (North 20°10'56" East 208.71 feet) to the point of beginning.

Together with and subject to an access easement conveyed to Eden Water Works as described in that Warranty Deed Entry #1203743 dated December 7, 1992 of Weber County Records, the description of which once rotated to the stated basis of bearing in this document is as follows: A Right-of-way consisting of a 20-foot wide access easement – 10 feet on each side of the following described centerline: A part of the Northeast Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the North end of 2650 North Street, said point being 529.7 feet South 0°22'55" West (529.27 feet South) along the Section line from the Northeast corner of said Section 33, and running thence South 80°31'40" West 433.26 feet (South 79°54'11" West 433.6 feet), thence South 20°48'25" West 557.75 feet (South 20°10'56" West 557.75 feet), thence South 73°07'13" West 389.22 feet (South 72°29'44" West 389.22 feet), thence South 47°17'13" West 261.81 feet (South 46°39'44" West 261.81 feet).

Contains 28.52 acres

Exhibit "B"
Parcel 22-040-0032

Part of the Northeast Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey having a basis of bearing of North 89°22'45" West along the North monumented line of said Northeast Quarter of Section 33: Beginning at a point which is 1324.64 feet South 0°22'55" West from the Northeast corner of said Section 33; running thence South 0°22'55" West along the Section line 316.55 feet, thence South 56°06'22" West 740.96 feet; thence South 35°27'05" East 726.00 feet to a point which is 187.44 feet North 89°27'05" West (West 2.84 chains) from the East quarter of said Section 33; thence North 89°27'05" West 858.13 feet to the East line of that parcel created in Warranty Deed entry #1339175 dated April 3, 1995 of Weber County Records, thence along said parcel the following two (2) courses: (1) North 0°18'33" East 222.46 feet and (2) North 68°51'08" West 266.63 feet to the East line of that parcel created in Warranty Deed entry #1203742 dated December 7, 1992 of Weber County Records, thence along said parcel the following four (4) courses: (1) North 0°18'20" East 698.18 feet, (2) South 89°41'40" East 188.71 feet, (3) North 0°18'20" East 208.71 feet and (4) North 89°41'40" West 208.71 feet; thence North 0°18'20" East 101.57 feet to the Northwest corner of the Southeast quarter of the Northeast quarter of said Section 33; thence South 89°22'45" East 1316.34 feet to the point of beginning.

Together with and subject to an access easement conveyed to Eden Water Works as described in that Warranty Deed Entry #1203743 dated December 7, 1992 of Weber County Records, the description of which once rotated to the stated basis of bearing in this document is as follows: A Right-of-way consisting of a 20-foot wide access easement – 10 feet on each side of the following described centerline: A part of the Northeast Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the North end of 2650 North Street, said point being 529.7 feet South 0°22'55" West (529.27 feet South) along the Section line from the Northeast corner of said Section 33, and running thence South 80°31'40" West 433.26 feet (South 79°54'11" West 433.6 feet), thence South 20°48'25" West 557.75 feet (South 20°10'56" West 557.75 feet), thence South 73°07'13" West 389.22 feet (South 72°29'44" West 389.22 feet), thence South 47°17'13" West 261.81 feet (South 46°39'44" West 261.81 feet).

Contains 28.63 acres more or less.