

Ent 525843 Bk 857 Pg 871 - 873
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JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: SLOAN LAW FIRM PLLC

QUIT CLAIM DEED

This **QUIT CLAIM DEED** is made this 7th day of September 2017 by and between **White Horse Development Company, LLC** ("Grantor"), a Utah limited liability company based in Moab, Utah, and **White Horse Homeowners Association, Inc.** ("Grantee"), 2845 E. Bench Road, No. 3, Moab, UT 84532.

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and Quitclaimed, and by these presents does remise, release, sell and Quitclaim unto the Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to certain real property, together with improvements, if any, situate, lying and being in the County of Grand, State of Utah, particularly described as follows:

Lipizzan Jump and Shadowfax Run, White Horse Subdivision, identified on the Plat thereof recorded in the real property records of Grand County, Utah, as amended, and more particularly described in the attached *Exhibit A*, subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD the same, together with all appurtenances and privileges thereunto belonging and thereto appertaining; all improvements thereon, including bulb-outs, street lights, cross-walks, sidewalks, and safety signs; and all the estate, right, title, interest and claim whatsoever, of Grantor, in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor executed this deed on the date set forth above.

GRANTOR: White Horse Development Company, LLC

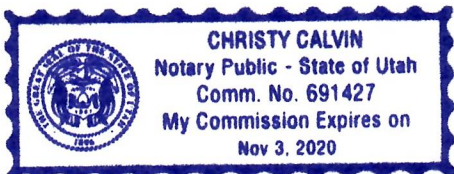

Mark Griffith, Manager

STATE OF UTAH)
) ss.
COUNTY OF GRAND)

The foregoing Quit Claim Deed was acknowledged and sworn to before me on September 7, 2017 by Mark Griffith, as Manager for White Horse Development Company, LLC, as Grantor.

SEAL


Christy Calvin, Notary Public



**EXHIBIT A
LEGAL DESCRIPTIONS**

Lipizzan Jump

A description of Lipizzan Jump, said Private Road located within the White Horse Subdivision within the Southwest Quarter of the Northeast Quarter of Section 26, Township 26 South, Range 22 East, S.L.B.&M., Grand County, Utah, described as follows:

Commencing at the Northwest Corner of said White Horse Subdivision,
Thence, along the Western Boundary Line of said Subdivision South 00°02'04" West, a Distance of 753.93 Feet to a point on said Line, Thence South 89°55' 57" East a Distance of 192.79 Feet to a point being the TRUE POINT OF BEGINNING:

Thence, North 69° 30' 45" East, a Distance of 44.12 Feet;

Thence, South 16° 11' 40" East, a Distance of 322.16 Feet to the Beginning of a Curve;

Thence along said Curve to the Left, having a Radius of 78.00 Feet, a Length of 100.25 Feet, a Delta Angle of 73°38'36" and a Chord that bears South 53°00'53" East, a Distance of 93.49 Feet;

Thence, South 89° 50' 11" East, a Distance of 212.55 Feet to the Beginning of a Curve;

Thence along said Curve to the Left, having a Radius of 78.00 Feet, a Length 103.21 Feet, a Delta Angle of 75° 48' 51", and a Chord that bears North 52° 15' 24" East, a Distance of 95.84 Feet;

Thence, North 14° 20' 58" East, a Distance of 295.05 Feet to the Beginning of a Curve;

Thence along said curve to the Left, having a Radius of 25.00 Feet, a Length of 24.62 Feet, a Delta Angle of 56° 25' 52" and a Chord that bears North 13° 51' 57" West, a Distance of 23.64 Feet to the Beginning of a Non-Tangential Curve;

Thence along said Non- Tangential Curve to the Right, having a Radius of 60.00 Feet, a Length of 306.68 Feet, a Delta Angle of 292° 51' 43" and a Chord that bears South 75° 39' 02" East, a distance of 66.35 Feet to the Beginning of a Non-Tangential Curve;

Thence along said Non- Tangential Curve to the Left, having a Radius of 25.00 Feet, a Length of 24.62 Feet, a Delta Angle of 56° 25' 52" and a Chord that bears South 42° 33' 54" West, a Distance of 23.64 feet;

Thence, South 14° 20' 58" West for a distance of 295.05 Feet to the Beginning of a Curve,

Thence along said curve to the Right, having a Radius of 122.00 Feet, a Length of 161.43 Feet, a Delta Angle of 75° 48' 52" and a Chord that bears South 52° 15' 23" West, a Distance of 149.91 Feet.

Thence, North 89° 50' 11" West, a Distance of 212.55 Feet to the Beginning of a Curve,

Thence along said curve to the Right, having a Radius of 122.00 Feet, a Length of 156.80 Feet, a Delta Angle of 73° 38' 31" and a Chord that bears North 53° 00' 55" West, a Distance of 146.23 Feet.

Thence, North 16° 11' 40" East, a Distance of 318.86 Feet to the TRUE POINT OF BEGINNING;

Containing 1.374 Acres (59,827.87 Sq. Ft.) More or Less.

Shadowfax Run

A description of Shadowfax Run, said Private Road located within the White Horse Subdivision within the Southwest Quarter of the Northeast Quarter of Section 26, Township 26 South, Range 22 East, S.L.B.&M., Grand County, Utah, described as follows:

Commencing at the Northwest Corner of said White Horse Subdivision,
Thence, along the Western Boundary Line of said Subdivision South 00°02'04" West, a Distance of 709.93 Feet to a point on said line, also being the TRUE POINT OF BEGINNING:

Thence, South 89°56'01" East, a Distance of 161.91 Feet, to the Beginning of a Curve;
Thence along said Curve to the Left, having a Radius of 78.00 Feet, a Length of 71.73 Feet, a Delta Angle of 52°41'26" and a Chord that bears North 63°43'36" East, a Distance of 69.23 Feet;
Thence, North 37°22'53" East, a Distance of 314.75 Feet, to the Beginning of a Curve;
Thence along said Curve to the Right, having a Radius of 122.00 Feet, a Length of 55.86 Feet, a Delta Angle of 26°14'05" and a Chord that bears North 50°29'56" East, a Distance of 55.38 Feet;
Thence, North 63°36'58" East, a Distance of 90.35 Feet, to the Beginning of a Curve;
Thence, along said Curve to the Left, having a Radius of 78.00 Feet, a Length of 50.45 Feet a Delta Angle of 37°03'37", and a Chord that bears North 45°05'10" East, a Distance of 49.58 Feet to the Beginning of a Non-Tangential Curve;
Thence, along said Non-Tangential Curve to the Left, having a Radius of 25.00 Feet, a Length of 29.78 Feet, a Delta Angle of 68°14'43" and a Chord that bears North 07°34'01" West, a Distance of 28.05 Feet to the Beginning of a Curve;
Thence, along said Curve to the Right, having a Radius of 60.00 Feet, a Length of 306.04 Feet, a Delta Angle of 292°14'46" and a Chord that bears South 75°33'59" East, a Distance of 66.89 Feet to the Beginning of a Non-Tangential Curve;
Thence, along said Non-Tangential Curve to the Left, having a Radius of 25.00 Feet, a Length of 22.59 Feet, a Delta Angle of 51°46'51" and a Chord that bears South 44°39'59" West, a Distance of 21.83 Feet; to the Beginning of a Non-Tangential Curve;
Thence, along said Non-Tangential Curve to the Right, having a Radius of 122.00 Feet, a Length of 95.48 Feet, a Delta Angle of 44°50'25" and a Chord that bears South 41°11'46" West, a Distance of 93.06 Feet;
Thence, South 63°36'58" West, a Distance of 90.35 Feet, to the Beginning of a Curve;
Thence, along said Curve to the Left, having a Radius of 78.00 Feet, a Length of 35.72 Feet, a Delta Angle of 26°14'05" and a Chord that bears South 50°29'56" West, a Distance of 35.40 Feet;
Thence, South 37°22'53" West, a Distance of 355.68 Feet;
Thence, South 69°30'45" West, a Distance Of 44.12 Feet;
Thence, North 89° 55' 57" West, a Distance of 192.79 Feet to a point on the Western Boundary Line of said Whitehorse Subdivision.
Thence, continuing along said Western Boundary Line, North 00°02'04" East, a Distance of 44.00 Feet to the TRUE POINT OF BEGINNING;

Containing 1.068 Acres (46,506.71 Sq. Ft.) More or Less.