

Ent 525848 Bk 857 Pg 881-884
Date: 08-SEP-2017 4:19:37PM
Fee: \$15.00 Cash Filed By: GKW
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: SLOAN LAW FIRM

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:

See Exhibit A (Legal Description) and Exhibit B (Tract Map);

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.

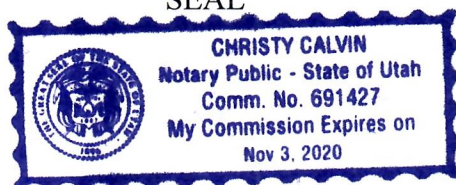
GRANTOR: White Horse Development Company, LLC


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, Manager for White Horse Development Company, LLC, as Grantor.

SEAL





Christy Calvin, Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Tracts of Land in Grand County, Utah located in the Southwest Quarter of the Northeast Quarter of Section 26, Township 26 South, Range 22 East, SLB&M, within the White Horse Subdivision, the Final Plat of which was recorded in the real property records of Grand County on August 5, 2009 at Entry No. 492292, particularly described as:

Tract 1

Commencing at the Northwest Corner of said White Horse Subdivision, Thence, along the Northern Boundary Line of said Subdivision South 89° 47' 47" East, a Distance of 518.14 Feet to a point on said Line, Thence, South 23° 16' 17" East for a Distance of 208.09 Feet to a point on a Curve, being the Right-Of-Way of Shadowfax Run, a Street within said Whitehorse Subdivision; Thence, along said Curve to the Right, having a Radius of 60.00 Feet, a Length of 117.26 Feet, a Delta Angle of 111° 58' 42" and a Chord that bears South 47° 41' 18" West, a Distance of 99.47 Feet to a point on said Right-Of-Way, also being the TRUE POINT OF BEGINNING:

Thence, South 81° 41' 57" East, a Distance of 104.01 Feet to the Beginning of a Curve, Thence, along said Curve to the Right, having a Radius of 56.00 Feet, a Length of 82.03 Feet, a Delta Angle of 83° 55' 24" and a Chord that bears South 39° 44' 15" East, a Distance of 74.89 Feet;

Thence, South 02° 13' 27" West, a Distance of 306.67 Feet to a point on a Curve, being the Right-Of-Way of Lipizzan Jump, a Street within said Whitehorse Subdivision;

Thence, along said Curve to the Left, having a Radius of 60.00 Feet, a Length of 24.16 Feet, a Delta Angle of 23° 04' 26" and a Chord that bears North 87° 46' 33" West, a Distance of 24.00 Feet to a point on said Lipizzan Jump Right-Of-Way;

Thence leaving said Lipizzan Jump Right-Of-Way, North 02° 13' 27" East, a Distance of 306.67 Feet to the Beginning of a Curve,

Thence, along said Curve to the Left, having a Radius of 32.00 Feet, a Length of 46.87 Feet, a Delta Angle of 83° 55' 24" and a Chord that bears North 39° 44' 15" West, a Distance of 42.79 Feet.

Thence, North 81° 41' 57" West, a Distance of 109.02 Feet to a point on a Curve, being said Right-Of-Way of Shadowfax Run,

Thence, along said Curve to the Left, having a Radius of 60.00 Feet, a Length of 24.69 Feet, a Delta Angle of 23° 34' 41" and a Chord that bears North 20° 05' 24" East, a Distance of 24.52 Feet, more or less, to the TRUE POINT OF BEGINNING,

Containing 0.262 Acres (11,423.08 Sq. Ft.), more or less;

Tract 2

Commencing at the Southeast Corner of said White Horse Subdivision, Thence, along the said Southeastern Boundary Line, North 0° 03' 49" East, a Distance of 575.40 Feet to a Boundary Corner and the TRUE POINT OF BEGINNING:

Thence, North 89° 12' 11" West, a Distance of 135.73 Feet to a point on a Curve, being a point on the Right-Of-Way of Lipizzan Jump, a Street in said Whitehorse Subdivision;

Thence, along said Curve to the Left, having a Radius of 60.00 Feet, a Length of 35.59 Feet, a Delta Angle of 33° 59' 17 and a Chord that bears North 47° 37' 01" East, a Distance of 35.07 Feet, to a Point on said Right-Of-Way;

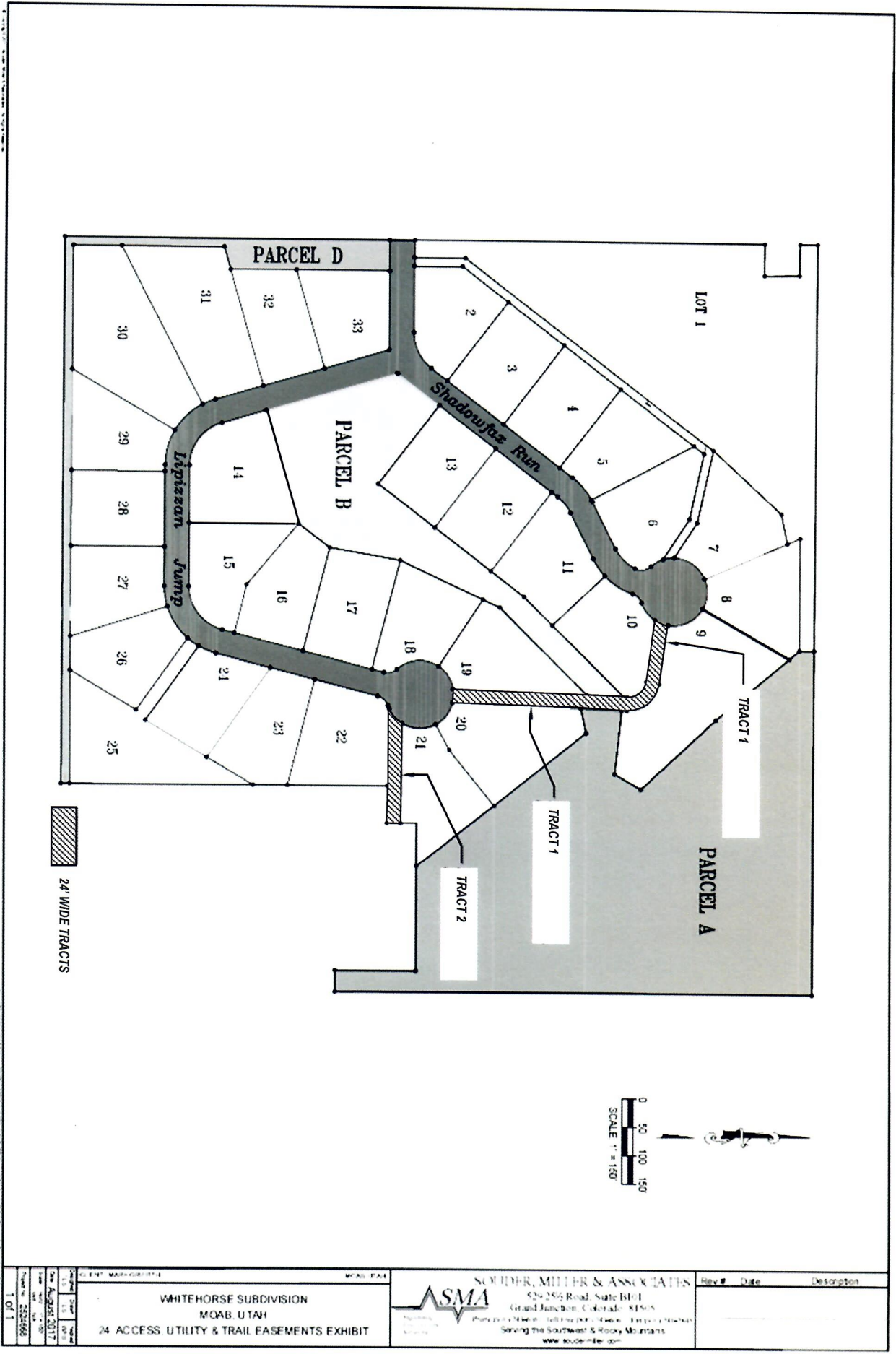
Thence Leaving said Right-Of-Way, South 89° 12' 11" East, a Distance of 176.08 Feet to a point on the Boundary Line of said Whitehorse Subdivision;

Thence along said Boundary Line, South 00° 08' 28" West, a Distance of 24.00 Feet to a Boundary Corner of said Boundary;

Thence, North 89° 12' 11" West, a Distance of 66.19 Feet to a Boundary Corner and the TRUE POINT OF BEGINNING.

Containing 0.103 Acres (4,474.52 Sq. Ft.) More or Less.

EXHIBIT B



Ent 525848 BK 0857 Pg 0884

PREPARED BY: DATE: DRAWN BY: CHECKED BY: SCALE: 1" = 150' SHEET NO.: 1 OF 1	PROJECT: WHITEHORSE SUBDIVISION MOAB, UTAH 24' ACCESS, UTILITY & TRAIL EASEMENTS EXHIBIT	ASMA SMOULDER, MILLER & ASSOCIATES 529 25th Road, Suite B101 Grand Junction, Colorado 81505 Phone: 970.243.1111 Fax: 970.243.1112 Serving the Southwest & Rocky Mountains www.smla.com	Rev #	Date	Description