



W2813869

File No.: 126070
When Recorded Mail To:
SBE2, LLC
1400 East Patty Drive
Wasilla, AK 99654

E# 2813869 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
08-Sep-16 01:23 PM FEE \$14.00 DEP TN
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

Ranel H. Hales, successor trustee of the Donald A. Hales Family Trust established by Declaration of Trust dated July 18, 1989, as amended and Ranel H. Hales, trustee of the Ranel H. Hales Family Trust established by Declaration of Trust dated July 18, 1989, as amended,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

SBE2, LLC, an Alaska Limited Liability Company
grantee,

of 1400 East Patty Drive, Wasilla, AK 99654
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land
in **Weber County, Utah:**

SEE EXHIBIT "A" ATTACHED HERETO

Serial Number: 11-014-0071
Subject to easements, restrictions and rights of way of record.
WITNESS, the hands of said grantors, **September 01, 2016**

Signed in the presence of:

**THE DONALD A. HALES FAMILY TRUST
ESTABLISHED BY DECLARATION OF TRUST
DATED JULY 18, 1989, AS AMENDED**

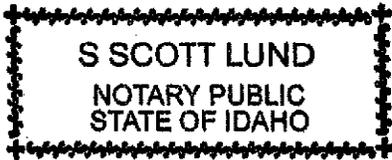
**Ranel H. Hales
Successor Trustee**

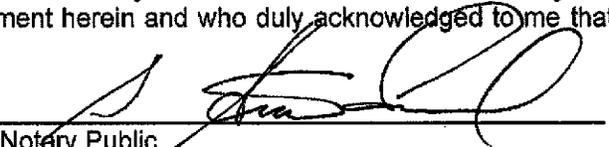
**THE RANEL H. HALES FAMILY TRUST
ESTABLISHED BY DECLARATION OF TRUST
DATED JULY 18, 1989, AS AMENDED**

**Ranel H. Hales
Trustee**

State of IDAHO
County of BINGHAM

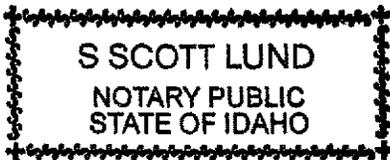
On the 1st day of September, 2016, personally appeared before me, **Ranel H. Hales, successor trustee of the Donald A. Hales Family Trust established by Declaration of Trust dated July 18, 1989, as amended**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.




Notary Public

State of IDAHO
County of BINGHAM

On the 1st day of September, 2016, personally appeared before me, **Ranel H. Hales, trustee of the Ranel H. Hales Family Trust established by Declaration of Trust dated July 18, 1989, as amended**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.



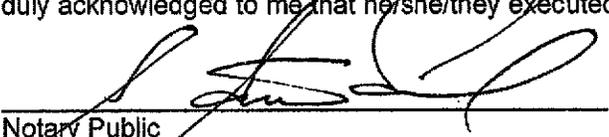

Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 126070

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF WASHINGTON BOULEVARD 1484.6 FEET NORTH AND SOUTH 89D38' EAST 1981 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING 7 FEET NORTH OF THE CENTER LINE OF 1700 NORTH STREET PRODUCED WEST DEFINED BY FENCE CORNER, SAID BEGINNING POINT ALSO BEING SOUTH 1108.50 FEET AND WEST 683.4 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5, AND RUNNING THENCE NORTH 0D50'15" EAST ALONG SAID WEST LINE OF WASHINGTON BOULEVARD 132.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH BANK OF A CREEK, THENCE 5 COURSES ALONG SAID NORTH BANK AS FOLLOWS: SOUTH 66D31' WEST 19.23 FEET, SOUTH 58D48' WEST 53.10 FEET, SOUTH 64D35' WEST 108.20 FEET, SOUTH 73D56' WEST 53.2 FEET, AND SOUTH 70D17' WEST 95.6 FEET TO A POINT ON A PROPERTY LINE FENCE, SAID POINT BEING NORTH 89D38' WEST 300 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 89D38' WEST ALONG FENCE 326 FEET TO FENCE INTERSECTION, THENCE ALONG FENCE LINE 7 COURSES: NORTH 18D01' EAST 149.7 FEET, NORTH 43D EAST 148.9 FEET, NORTH 82D EAST 153.2 FEET, NORTH 31D34' EAST 34 FEET, NORTH 74D EAST 35.2 FEET, NORTH 89D EAST 89.2 FEET, AND NORTH 82D EAST 200 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD TO A POINT NORTH 0D50'15" EAST 205.04 FEET FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 0D50'15" WEST 205.4 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO A RIGHT-OF-WAY OVER THE SOUTH 20 FEET THEREOF AND TOGETHER WITH A RIGHT-OF-WAY BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH 20 FEET, THENCE EAST 300 FEET TO WEST LINE OF WASHINGTON BOULEVARD, THENCE SOUTH 20 FEET, THENCE WEST 300 FEET TO POINT OF BEGINNING. EXCEPT THE VILLAGE AT PROMINENCE POINT (E# 2718843).