

4



W2976484

Tax Notice to Grantee
Scadden Family Investments, LLC
118 East Lomond View Drive
North Ogden, UT 84414

E# 2976484 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
25-Apr-19 0137 PM FEE \$16.00 DEP DA
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WARRANTY DEED

~~105559~~
162652

THIS DEED, is made and entered into by and between, **Edward H. Harbertson, Jr., Stacey Lee Adams** by her attorney in fact **Edward H. Harbertson, Jr., Douglas James Harbertson** by his attorney in fact **Edward H. Harbertson, Jr., Guy Paul Harbertson** by his attorney in fact **Edward H. Harbertson, Jr.**, ("Grantor"), in favor of:

Scadden Family Investments, LLC, a Utah Limited Liability Company,
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by the Grantee to the Grantor in anticipation of the Grantor conveying the property as a Relinquished Property under the terms and conditions of an Exchange Agreement with a Qualified Intermediary in accordance with Section 1031 of the I.R.S.C., the receipt and sufficiency of which are acknowledged. Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming by through or under to real property located in **Weber County, State of Utah**, more particularly described as follows ("Premises"):

See Attached Exhibit "A"
Tax parcel number: ~~15-069-0008~~ 15-069-0002

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Together with any and all water rights appurtenant to the subject property. Subject to easements, restrictions, rights of way of record, by decree or prescription. Grantor covenants that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes or assessments, reservations, restrictions, rights-of-way and easement of record or by prescription.

Edward H. Harbertson Jr. 4-22-19
Edward H. Harbertson, Jr. Date
Seller

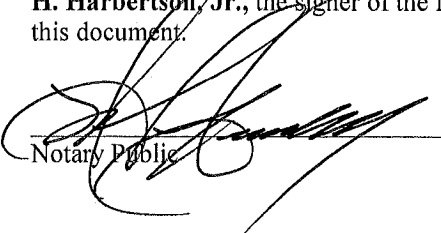
Stacey Lee Adams 4-22-19
Stacey Lee Adams by her Attorney in Fact Date
Edward H. Harbertson, Jr. Edward H. Harbertson Jr.
Seller

Douglas James Harbertson 4-22-19
Douglas James Harbertson by his Attorney in Fact Date
Edward H. Harbertson, Jr. Edward H. Harbertson Jr.
Seller

Guy Paul Harbertson 4-22-19
Guy Paul Harbertson by his Attorney in Fact Date
Edward H. Harbertson, Jr. Edward H. Harbertson Jr.
Seller

State of Utah
County of Weber

On this the 22 day of April, 2019, personally appeared before me, Edward H. Harbertson, Jr., Stacey Lee Adams by her attorney in fact Edward H. Harbertson, Jr., Douglas James Harbertson by his attorney in fact Edward H. Harbertson, Jr., Guy Paul Harbertson by his attorney in fact Edward H. Harbertson, Jr., the signer of the foregoing instrument who duly acknowledged to me that he executed this document.


Notary Public

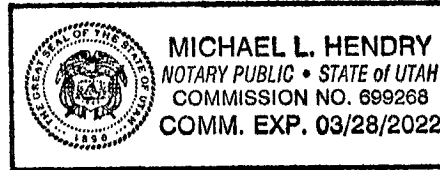


EXHIBIT "A"
LEGAL DESCRIPTION OF RELINQUISHED PROPERTY

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 162652

PARCEL 1: (FEE ESTATE)

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST HAVEN CITY, WEBER COUNTY, UTAH.

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 00°54'33" WEST (SOUTH 00°31' WEST REC.) 818.90 FEET ALONG THE EAST LINE OF SAID QUARTER TO THE NORTH RIGHT OF WAY LINE TO THE LAYTON INTAKE CHANNEL; THENCE SOUTH 45°02'33" WEST (SOUTH 44°39' WEST REC.) 398.30 FEET TO A POINT OF CURVATURE; THENCE 5.74 FEET SOUTHWESTERLY ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 01°27'42", LONG CHORD BEARS SOUTH 44°18'42" WEST 5.74 FEET; THENCE NORTH 87°40'27" WEST (NORTH 88°04' WEST REC.) 396.85 FEET; THENCE NORTH 00°05'27" WEST (NORTH 00°29' WEST REC.) 37.33 FEET; THENCE NORTH 16°41'27" WEST 47.37 FEET (NORTH 17°05' WEST 69.5 FEET REC.) TO A LINE ESTABLISHED BY AGREEMENT RECORDED AUGUST 10, 2010 AS ENTRY NO. 2485812; THENCE FIVE (5) COURSES ALONG SAID LINE (ROTATED) AS FOLLOWS: (1) NORTH 00°07'53" EAST 42.73 FEET; (2) NORTH 00°25'27" EAST 565.04 FEET; (3) NORTH 03°59'20" EAST 102.54 FEET; (4) NORTH 18°42'16" EAST 31.42 FEET; AND (5) NORTH 38°52'35" EAST 38.64 FEET; THENCE NORTH 50°38'24" EAST 180.87 FEET; THENCE NORTH 44°49'56" EAST 180.87 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88°56'21" EAST 396.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 1A: (EASEMENT ESTATE)

A RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LAND: PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, A 60 FOOT RIGHT OF WAY RUNNING IN A NORTHERLY DIRECTION ADJACENT TO AND PARALLEL WITH THE WEST LINE OF THE LAYTON CANAL, TO THE EAST LINE OF SAID RIGHT OF WAY IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER OF WILSON LANE AND THE WEST LINE OF THE LAYTON CANAL SAID POINT BEING NORTH 0°54'35" EAST 696.13 FEET (NORTH 722.70 FEET REC.) AND NORTH 89°05'25" WEST 369.86 FEET (WEST 372 FEET REC.) FROM THE SOUTHEAST CORNER OF SAID SECTION 25 AND RUNNING THENCE NORTH 3°22'19" EAST (NORTH 02°59' EAST BY REC.) ALONG SAID CANAL 682 FEET, MORE OR LESS, TO THE ARC OF A CURVE, THENCE ALONG THE ARC OF A REGULAR CURVE TO THE RIGHT WITH A RADIUS OF 225 FEET DELTA ANGLE EQUALS 41°39'37" FOR AN ARC DISTANCE OF 163.6 FEET, LONG CHORD BEARS NORTH 24°12'08" EAST 160.02 FEET TO THE NORTH LINE OF SAID RIGHT OF WAY, SAID POINT BEING THE SOUTH LINE OF THE PROPERTY CONVEYED TO PECK & SHAW FINE CARS, INC. IN BOOK 1278 AT PAGE 695 OF OFFICIAL RECORDS.