



W2673829

WHEN RECORDED, RETURN TO:

Steven D. Peterson, Esq.
BALLARD SPAHR LLP
201 South Main Street, Suite 800
Salt Lake City, Utah 84111

E# 2673829 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
31-Jan-14 0448 PM FEE \$12.00 DEP SC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

WITH A COPY TO:

Guy P. Kroesche, Esq.
STOEL RIVES LLP
201 South Main Street, Suite 1100
Salt Lake City, Utah 84111

QUITCLAIM DEED AND DISCLAIMER OF INTEREST

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FRANK S. BLAIR, an individual, and THE FRANK S. BLAIR LIMITED PARTNERSHIP, a Utah limited partnership (together, "Grantor") hereby (a) quitclaim to TOADS LLC, a Utah limited liability company ("Grantee"), located and having a mailing address at 1760 West 400 North, Marriott-Slaterville City, Utah, 84404, any and all right, title and interest of Grantor in and to that certain real property, together with all improvements thereon, located in Weber County, State of Utah, more particularly described in the attached Exhibit "A" (the "Subject Property"), and (b) quitclaim and disclaim any and all right, title or interest of Grantor in and to that certain right of way reserved in that certain Warranty Deed, executed by Edwin Smout in favor of Samuel Smout, dated March 4, 1910, and recorded March 4, 1910, in Book 61 of Records, Page 502, Record of Weber County, Utah, wherein it states: "Reserving: To the Grantee, herein, however, a Right of Way 16.5 feet wide from East to West over the last above described tract of land."

DATED this 9th day of January, 2014.

15-031-0019 (15-031-0009 + 0018)
15-031-0020 A.

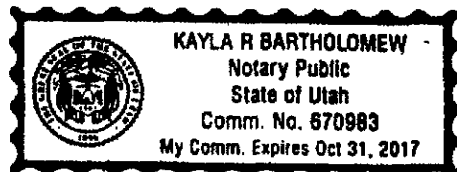
By: Frank S. Blair
FRANK S. BLAIR, an individual

THE FRANK S. BLAIR LIMITED PARTNERSHIP,
a Utah limited partnership

By: Frank S. Blair
FRANK S. BLAIR, General Partner

STATE OF UTAH)
) : ss.
COUNTY OF Davis)

The foregoing Quitclaim Deed and Disclaimer of Interest was acknowledged before me this 9th day of January, 2014, by Frank S. Blair, an individual and General Partner of THE FRANK S. BLAIR LIMITED PARTNERSHIP, a Utah limited partnership.



Kayla R Bartholomew
NOTARY PUBLIC

EXHIBIT "A"Legal Description of Subject Property

That certain real property located in Weber County, Utah, and more particularly described as follows:

A part of the West Half of Section 12, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at an existing Boundary Line fence corner located 2086.03 feet South $0^{\circ}12'35''$ East along the Section Line, and 670.11 feet North $89^{\circ}47'25''$ East from the Northwest Corner of said Section 12; and running thence along existing fence lines the following seven courses: South $89^{\circ}23'09''$ East 757.22 feet; South $88^{\circ}51'45''$ East 722.79 feet; South $88^{\circ}30'30''$ East 239.67 feet; South $26^{\circ}33'30''$ East 238.03 feet; South $0^{\circ}47'40''$ East 128.46 feet; South $2^{\circ}17'35''$ West 92.27 feet; and South $12^{\circ}22'56''$ West 83.46 feet to an existing fence corner; thence South $60^{\circ}32'56''$ West 172.22 feet to an angle point in the Northerly Boundary Line of Venture Academy Subdivision; thence along the Boundary of said Subdivision the following two courses: South $61^{\circ}38'15''$ West 33.36 feet; and South $53^{\circ}59'03''$ West 33.60 feet to the center of a creek; thence along the center of said creek and continuing along the Northerly Boundary of said Subdivision the following seven courses: North $69^{\circ}48'42''$ West 13.19 feet; North $81^{\circ}36'16''$ West 12.27 feet; South $69^{\circ}24'18''$ West 12.81 feet; South $61^{\circ}19'56''$ West 63.67 feet; South $59^{\circ}18'58''$ West 86.00 feet; South $56^{\circ}27'35''$ West 34.66 feet; and South $52^{\circ}12'22''$ West 63.62 feet to the Northwesterly Corner of said Subdivision; thence continuing along the center of the creek the following seventeen courses: South $52^{\circ}30'29''$ West 1.16 feet; South $53^{\circ}03'21''$ West 28.01 feet; South $57^{\circ}45'44''$ West 113.58 feet; South $54^{\circ}45'47''$ West 37.86 feet; South $50^{\circ}00'17''$ West 60.28 feet; South $47^{\circ}49'36''$ West 17.80 feet; South $42^{\circ}43'04''$ West 26.55 feet; South $36^{\circ}10'08''$ West 16.02 feet; South $28^{\circ}01'07''$ West 26.48 feet; South $18^{\circ}44'53''$ West 38.97 feet; South $17^{\circ}49'54''$ West 40.79 feet; South $19^{\circ}44'03''$ West 37.90 feet; South $13^{\circ}08'21''$ West 15.32 feet; South $8^{\circ}58'34''$ West 76.54 feet; South $18^{\circ}02'42''$ West 22.73 feet; South $25^{\circ}11'47''$ West 100.81 feet; and South $26^{\circ}46'53''$ West 54.66 feet; thence continuing along the center of the creek the following four courses: South $30^{\circ}19'21''$ West 42.72 feet; South $51^{\circ}51'36''$ West 16.87 feet; South $87^{\circ}05'31''$ West 130.28 feet; and North $83^{\circ}41'13''$ West 29.08 feet; thence North $0^{\circ}34'25''$ East 28.62 feet; thence North $89^{\circ}25'35''$ West 116.00 feet; thence South $0^{\circ}34'25''$ West 212.81 feet to the Northerly Right of Way Line of 400 North Street; thence along said Northerly Line the following three courses: North $87^{\circ}55'25''$ West 191.92 feet; North $82^{\circ}27'30''$ West 213.21 feet; and Northwesterly along the arc of a 748.51 foot radius curve to the right a distance of 182.95 feet (Center bears North $2^{\circ}02'22''$ East, Central Angle equals $14^{\circ}00'16''$ and Long Chord bears North $80^{\circ}57'30''$ West 182.50 feet); thence North $0^{\circ}34'25''$ East 139.56 feet; thence North $16^{\circ}09'49''$ West 230.96 feet to an existing fence line; thence along said fence line the following five courses: North $11^{\circ}52'26''$ West 343.77 feet; North $8^{\circ}32'28''$ West 9.26 feet; North $2^{\circ}28'23''$ East 23.49 feet; North $3^{\circ}41'34''$ East 451.60 feet; and North $3^{\circ}46'32''$ East 354.61 feet to the point of beginning.

**Contains 2,136,744 sq. ft.
or 49.053 acres**

(For reference purposes only: Tax Parcel No. 15-031-0009)