



W2917730

Mail Recorded Deed and Tax Notice To:
Ogden Community Partners, LP
17782 Sky Park Circle
Irvine, CA 92614
Attn: Anand Kannan

E# 2917730 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
27-Apr-18 0351 PM FEE \$14.00 DEP DA
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



COTTONWOOD
TITLE

File No.: 92534-AH

SPECIAL WARRANTY DEED

DJM 17, LLC

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Ogden Community Partners, LP, a Utah limited partnership

GRANTEE(S) of Irvine, State of California

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Weber** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 12-029-0065 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 26th day of April, 2018.

File No. 92534-AH

DJM 17, LLC

Diamond J Management, LLC, Its Manager

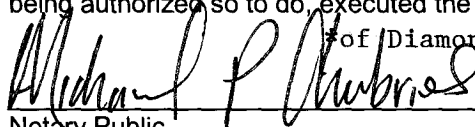
BY: 

Joseph Jepsen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 26th day of April, 2018, personally appeared before me Joseph Jepsen, who acknowledged himself to be the Manager* of DJM 17, LLC, a limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

*of Diamond J Management, LLC, which is manager



File No. 92534-AH

EXHIBIT A

PARCEL 1:

All of Lots 26 through 32, Block 4, CROPSEY ADDITION, Ogden City, Weber County, Utah, and part of the Northwest quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows (basis of bearing is North 89°09'45" West 1242.41 feet between the centerline monuments located at Orchard Avenue and Cook Street and Adams Avenue and Cook Street):

Beginning at the intersection of the North right of way line of 1st Street and the East right of way line of Jefferson Avenue, said point being 821.60 feet East and 882.98 feet South (papertie) from the Northwest corner of said quarter section and running thence North 89°09'45" West along the North line of said 1st Street 203.97 feet; thence North 00°58'00" East along the West line of said Lot 31, Cropsey Addition 132.50 feet; thence South 89°09'45" East along the centerline of a vacated alley 15.00 feet; thence North 00°58'00" East to and along the West line of said Lot 32, Cropsey Addition 130.29 feet to the South line of the Ogden Weber Applied Technology Center property and a chainlink fence in a concrete wall; thence South 89°11'06" East along said South line and fence 476.66 feet to a chainlink line fence running North and South; thence South 01°16'26" West along said fence and its projection being the West line of the East 115.00 feet of Lot 36, Meadow Homes Subdivision No. 2 as recorded with the Weber County Recorder 146.05 feet; thence North 89°08'46" West along the North line of Lot 35, said subdivision and chainlink fence in concrete 53.56 feet to the Northwest corner of said lot; thence South 00°58'59" West along the West line of said subdivision (Lots 32 - 35) 249.94 feet; thence North 89°09'45" West 46.36 feet to a fence in a concrete retaining wall; thence North 18°38'52" West along said fence and wall 84.35 feet; thence North 48°03'21" West along a chain link fence in concrete 28.96 feet to a fence corner; thence North 88°33'43" West along a fence in a concrete curb wall 136.72 feet to the East right of way line of Jefferson Avenue; thence North 00°54'19" East 33.00 feet along said East line to the point of beginning.



W2917731

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Leann H. Kilts, WEBER COUNTY RECORDER
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File No.: 92534-AH

SPECIAL WARRANTY DEED

DJM 18, LLC, a Utah limited liability company
GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
Ogden Community Partners, LP, a Utah limited partnership

GRANTEE(S) of Irvine, State of California
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Weber** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 01-036-0068 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.


SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 26th day of April, 2018.

File No. 92534-AH

DJM 18, LLC, a Utah limited liability company


Diamond J Management, LLC, Its Manager

BY: 
Joseph Jepsen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 26th day of April 2018, personally appeared before me Joseph Jepsen, who acknowledged himself to be the Manager Diamond J Management, LLC, the Manager of DJM 18, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



File No. 92534-AH

EXHIBIT A

Part of Lots 2 through 4, Block 42, Plat A, Ogden City Survey, Weber County, Utah:

Beginning at the Southeast corner of said Lot 2 and running thence North 00°58'50" East 331.02 feet to the North line of said lot; thence North 89°01'27" West along the North line of said Lot 2 and Lot 3 and part of Lot 4 337.65 feet to a point which is South 89°01'27" East 59.50 feet from the Northwest corner of Lot 4; thence South 00°58'50" West 331.02 feet to the North line of 23rd Street; thence South 89°01'27" East along said North line 83.38 feet; thence North 00°58'50" East 122.00 feet; thence South 89°01'27" East 28.85 feet; thence North 00°58'54" East 43.00 feet; thence South 89°01'27" East 93.04 feet to the West line of said Lot 2; thence South 00°58'50" West along said West line 8.50 feet; thence South 89°01'27" East 82.50 feet; thence South 00°58'50" West 156.50 feet to said North line of said street; thence South 89°01'27" East along said North line 49.88 feet to the point of beginning.