



W2868447

E# 2868447 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
18-Jul-17 02:23 PM FEE \$14.00 DEP KL
REC FOR: FIRST AMERICAN - LAYTON
ELECTRONICALLY RECORDED

When Recorded Mail This Deed To:

Ogden Orthopedic Medical Property
Holdings, LLC
5782 Adams Avenue Parkway
Ogden, Utah 84405

Mail Tax Notice to:

Ogden Orthopedic Medical Property
Holdings, LLC
5782 Adams Avenue Parkway
Ogden, Utah 84405

Tax Parcel No.: 07-079-0050

5860399

07-079-0050

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

TWO DOGS INVESTMENT GROUP, LLC, a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto, KENNA LARSEN, an individual, Grantee, whose current address is 5782 Adams Avenue Parkway, Ogden, Utah 84405, an undivided ten percent (10%) tenant-in-common interest in the following described real property in Weber County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property.

[Signatures and acknowledgments on following pages]

WITNESS, the hand of said Grantor, this 17 day of July, 2017.

GRANTOR:

Two Dogs Investment Group, LLC, a Utah limited liability company

By: [Signature]
Deanna L. Byck, Manager

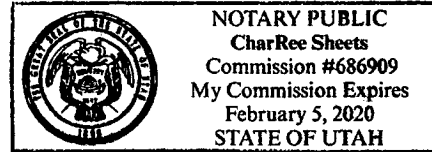
By: [Signature]
Dann C. Byck, Manager

State of Utah)
County of Weber) ss.
)

The foregoing instrument was acknowledged before me this 17th day of July, 2017, by Deanna L. Byck, Manager of Two Dogs Investment Group, LLC, a Utah limited liability company.

[Signature]
Notary Public
Residing at: [Signature]

My commission expires:
02/05/2020



State of Utah)
County of Weber) ss.
)

The foregoing instrument was acknowledged before me this 17th day of July, 2017, by Dann C. Byck, Manager of Two Dogs Investment Group, LLC, a Utah limited liability company.

[Signature]
Notary Public
Residing at: [Signature]

My commission expires:
02/05/2020

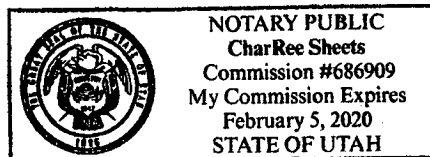


Exhibit A

Legal Description

The following described real property located in Weber County, Utah, to wit:

PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF LOT 3, PLEASANT VALLEY BUSINESS PARK ON THE SOUTHEAST RIGHT OF WAY LINE OF DEDICATED ADAMS AVENUE, SAID POINT BEING SOUTH 00°02'26" EAST ALONG THE SECTION LINE 849.68 FEET AND WEST 653.46 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY AND RUNNING THENCE AS FOLLOWS: SOUTH 28°26'04" EAST 234.00 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 3; THENCE SOUTH 03°50'22" EAST 163.48 FEET; THENCE SOUTH 86°09'38" WEST 223.49 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 245.86 FEET ALONG SAID TANGENT CURVE TO THE RIGHT (R=367.00', DELTA =38°22'59", T=127.74', CH=241.29', CHB = NORTH 74°38'53" WEST) TO A TANGENT LINE; THENCE NORTH 55°27'23" WEST 83.82 FEET TO A NON TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 22.41 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT (R=29.00', DELTA=44°16'33", T=11.80', CH=21.86', CHB = NORTH 04°52'40" WEST) TO A NON-TANGENT CURVE RIGHT ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID DEDICATED ADAMS AVENUE; THENCE NORTHEASTERLY 196.09 FEET ALONG SAID RIGHT OF WAY LINE AND NON-TANGENT CURVE TO THE RIGHT (R=683.00', DELTA=16°26'59", T=98.72', CH=195.42', CHB = NORTH 53°20'27" EAST) TO A TANGENT LINE; THENCE NORTH 61°33'56" EAST 281.38 FEET ALONG SAID RIGHT OF WAY LINE AND TANGENT LINE TO THE POINT OF BEGINNING. BASIS OF BEARING: THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 20 BEARS SOUTH 00°02'26" EAST

(07-079-0050)