



W2819665

WHEN RECORDED MAIL TO:

Grantee
1090 E. 7700 S.
MIDVALE, UT 84047

E# 2819665 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
07-Oct-16 0345 PM FEE \$12.00 DEP DAT
REC FOR: FOUNDERS TITLE COMPANY - LAYTON
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED
(CORPORATE FORM)

Investment Decision Corporation (which acquired title to the hereinafter described property as Investment Decision Corp.), a corporation organized and existing under the laws of the State of Utah, grantor, with its principal office at Murray, County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to Crossroads Nogden BP LLC, grantee of 1090 E. 7700 S. MIDVALE, UT 84047 for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- the following described tract of land in WEBER County, State of Utah:

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

18-047-0001 / d.s.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this ___ day of October, 2016.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2017 and thereafter.

Attest:

Investment Decision Corporation (which acquired title as Investment Decision Corp.)

David W. Anderson, PRESIDENT

By: David W. Anderson
Its: President

Secretary

(CORPORATE SEAL)

STATE OF UTAH)
(ss
COUNTY OF Salt Lake)



On the 5th day of October, 2016, personally appeared before me David W. Anderson, who, being by me duly sworn, did say that he is the President of Investment Decision Corporation and that the said instrument was signed in behalf of said corporation by authority of its board of directors and the aforesaid officers acknowledged to me that said corporation executed the same.

David W. Anderson
Notary Public

Commission Expires:

Residing In:

EXHIBIT A

File No.: 16-020723

The Land referred to herein below is situated in the County of Weber, State of Utah, and is described as follows:

PART OF LOTS 9, 10, 11 AND 12, PLAT "B", NORTH OGDEN SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 10, 298.52 FEET SOUTH 0D15' WEST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD, AND 66.00 FEET SOUTH 89D45' EAST FROM EXISTING MONUMENT NO. 13 AT THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET; RUNNING THENCE SOUTH 89D45' EAST 125.00 FEET; THENCE NORTH 0D15' EAST 133.55 FEET PARALLEL TO WASHINGTON BOULEVARD; THENCE WEST 16.98 FEET; THENCE NORTH 0D15' EAST PARALLEL TO WASHINGTON BOULEVARD 139 FEET MORE OR LESS (132.81 FEET) TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE EAST ALONG SAID SOUTH LINE OF STREET 265.85 FEET; THENCE SOUTH 0D15' WEST 359.80 FEET ALONG A DRIVEWAY PARALLEL TO WASHINGTON BOULEVARD TO THE NORTH LINE OF PROPOSED SMITH'S BUILDING; THENCE NORTH 89D45' WEST 166.35 FEET ALONG THE NORTH LINE OF THE PROPOSED SMITH'S STORE TO THE CENTER OF A DRIVEWAY; THENCE NORTH 0D15' EAST 28.80 FEET ALONG SAID DRIVEWAY; THENCE NORTH 89D45' WEST 207.51 FEET ALONG A DRIVEWAY TO THE EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 0D15' EAST ALONG SAID EAST LINE OF WASHINGTON BOULEVARD 63.52 FEET TO THE POINT OF BEGINNING.