



W3068679

E# 3068679 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
14-Jul-20 0445 PM FEE \$40.00 DEP PC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

When Recorded Please Return to:

Nogden Corner BP, LLC
748 W. Heritage Park Blvd., Ste. 203
Layton, UT 84041
123943-JCP

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NORTH OGDEN CITY, ~~a Utah municipality~~, with an address at 505 East 2600 North, North Ogden, Utah 84414 (hereafter "GRANTOR") hereby conveys in fee and warrants (only as against those claiming by, through or under GRANTOR) to NOGDEN CORNER BP, LLC, a Utah limited liability company, with an address of 748 West Heritage Park Boulevard, Suite 203, Layton, Utah 84041 (hereafter "GRANTEE"), all of Grantor's interest in the following described real property situated in Weber County, State of Utah, together with all easements, rights, entitlements, improvements, water rights and privileges appurtenant to the real property:

See Exhibit "A" to this Special Warranty Deed.

The fee interest granted hereunder is subject only to existing matters of record.

GRANTOR

NORTH OGDEN CITY
a Utah municipality

By S. Neal Berube
S. Neal Berube
Mayor of North Ogden City

By S. Annette Spendlove
S. Annette Spendlove
North Ogden City Recorded

*Utah, a municipal corporation and body politic of the State of Utah

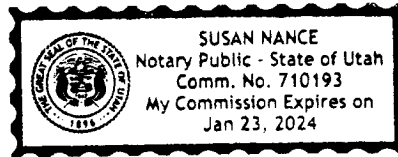
State of Utah)
County of Weber) ss.

The foregoing instrument was acknowledged before me this 14th day of July, 2020, by S. Neal Berube, the Mayor of North Ogden City, on behalf of the City.

Susan Nance

NOTARY PUBLIC

My Commission Expires



State of Utah)
County of Weber) ss.

The foregoing instrument was acknowledged before me this 14th day of July, 2020, by S. Annette Spendlove, the Recorder of North Ogden City, on behalf of the City.

Susan Nance

NOTARY PUBLIC

My Commission Expires

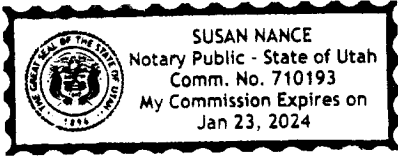


EXHIBIT "A"

Legal Description

Proposed Parcel No. 100:TQ

A tract of land, being part of an entire tract of property situate in Lot 11, Plat "B", North Ogden City Survey, recorded in Book 5 at Page 79 of Plats in the office of the Weber County Recorder, a subdivision in the Northeast quarter of the Northeast quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southwest corner of said entire tract in the Easterly right of way line of Washington Boulevard (400 East Street) which corner is 66.00 feet North from the Southwest corner of said Lot 11 and running thence North 68.50 feet along said Easterly right of way line to a point 96.50 feet perpendicularly distant Southerly from the 2600 North Street control line opposite approximate engineer station 00+65.59; thence North 45°10'03" East 40.60 feet to a line parallel with and 68.00 feet perpendicularly distant Southerly from said control line opposite engineer station 00+94.50; thence North 89°45'15" East 79.21 feet along said parallel line to the Easterly boundary line of said entire tract; thence South 97.00 feet along said Easterly boundary line to the Southeast corner of said entire tract; thence South 89°45'15" West 108.00 feet along the Southerly boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the office of North Ogden City.