

MAIL TAX NOTICE TO:
Diamond J Management
Attn: Joe Jepsen
1338 South Foothill Drive, #314
Salt Lake City, Utah 84108



E# 2724953 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
06-Mar-15 11:29 AM FEE \$16.00 DEP SY
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

APN: 01-022-0048 *sent*

SPECIAL WARRANTY DEED

DIAMOND J MANAGEMENT, L.L.C., a Utah limited liability company
(Grantor) of Salt Lake City, Salt Lake County, State of Utah, hereby CONVEYS AND
WARRANTS against any and all claiming by through or under it to:

DJMS, L.L.C., a Utah limited liability company
(Grantee) of Salt Lake City, Salt Lake County, State of Utah for the sum of TEN AND
NO/100 DOLLARS, and other good and valuable consideration, the following described
tracts of land in Weber County, State of Utah:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"
AND BY THIS REFERENCE IS MADE A PART HEREOF

SUBJECT TO easements, covenants, restrictions, rights of way and
reservations appearing of record and real property taxes and assessments
for the year 2015 and thereafter

WITNESS the hand of the Grantor this 5th day of March 2015

DIAMOND J MANAGEMENT, L.L.C., a
Utah limited liability company

By 
Name: Joe Jepsen
Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 5th day of March 2015, personally appeared before me JOE JEPSEN, signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as the Manager of Diamond J Management, L.L.C., a Utah limited liability company and who further acknowledged that said limited liability company executed the same.

Natalie Sharp

NOTARY PUBLIC



Exhibit "A"

Parcel 1:

Part of Lots 1, 2, 8, 9, and 10 of Block 26, Plat "A", Ogden City survey: Beginning at the Northeast corner of Block said Block 26, and running thence South $00^{\circ}58'00''$ West along the West line of Adams Avenue 469.00 feet; thence North $89^{\circ}02'00''$ West 155.00 feet; thence South $0^{\circ}58'00''$ West 0.58 feet; thence North $89^{\circ}02'00''$ West 18.00 feet; thence North $00^{\circ}58'00''$ East 141.08 feet; thence North $89^{\circ}02'00''$ West 223.58 feet; thence North $00^{\circ}58'00''$ East 180.50 feet; thence South $89^{\circ}02'00''$ East 23.48 feet; thence South $00^{\circ}58'00''$ West 18.00 feet; thence South $89^{\circ}02'00''$ East 128.41 feet; thence North $00^{\circ}58'00''$ East 36.00 feet; thence North $62^{\circ}21'40''$ East 25.06 feet; thence North $00^{\circ}58'00''$ East 117.94 feet (North $00^{\circ}28'00''$ East 118.00 feet by record) to the Southerly line of 24th Street; and thence South $89^{\circ}03'01''$ East 222.77 feet (South $89^{\circ}02'00''$ East 222.78 feet by record) along the South line of said street to the point of beginning.

Parcel 1A:

Together with an easement for the right of ingress and egress from Parcel 1 (shown above) to 25th Street located in a part of Lot 2, Block 26, Plat "A", Ogden City Survey: Beginning on the Easterly side thereof at a point the following courses and distances, Southerly and Westerly from the Northeast corner of Block 26, at intersection of the Southerly side of 24th Street with the Westerly side of Adams Avenue South $00^{\circ}58'00''$ West 469.00 feet and North $89^{\circ}02'00''$ West 149.50 feet; thence Southerly, Westerly and Northerly the following courses and distances: South $00^{\circ}58'00''$ West 198.50 feet to the Northerly side of 25th Street; thence North $89^{\circ}02'00''$ West 20.00 feet along the Northerly side of 25th Street; thence North $00^{\circ}58'00''$ East 150.00 feet; thence North $89^{\circ}02'00''$ West 5.50 feet; thence North $00^{\circ}58'00''$ East 130.50 feet; thence North $89^{\circ}02'00''$ West 4.50 feet; thence North $00^{\circ}58'00''$ East 24.00 feet; thence North $56^{\circ}49'10''$ West 33.77 feet; thence Easterly, Southerly and Easterly the following courses and distances along property line of "Ramada Inn"; thence South $89^{\circ}02'00''$ East 53.07 feet; thence South $00^{\circ}58'00''$ West 124.00 feet; thence South $89^{\circ}02'00''$ East 5.50 feet to the point and place of beginning.

Parcel 1B:

Together with an easement for the right of ingress and egress from Parcel 1 (shown above) to the joint parking area located in a part of Lots 8 and 9, Block 26, Plat "A", Ogden City Survey: Beginning at the Northeast corner thereof, the following courses and distances, Westerly and Southerly from the Northeast corner of Block 26 at intersection of the Southerly side of 24th Street with the Westerly side of Adams Avenue; thence North $89^{\circ}02'00''$ West 222.78 feet; thence South $00^{\circ}58'00''$ West 118.00 feet; thence South $62^{\circ}21'40''$ West 25.06 feet; thence Southerly, Westerly, Southerly, Westerly, Northerly and Easterly the following courses and distances: South $00^{\circ}58'00''$ West 18.00 feet; thence North $89^{\circ}02'00''$ West 44.66 feet; thence South $00^{\circ}58'00''$ West 18.00 feet; thence North $89^{\circ}02'00''$ West 20.00 feet; thence North $00^{\circ}58'00''$ East 18.00 feet; thence North $89^{\circ}02'00''$ West 43.75 feet; thence South $00^{\circ}58'00''$ West 18.00 feet; thence North $89^{\circ}02'00''$ West 20 feet; thence North $00^{\circ}58'00''$ East 36.00 feet; thence South $89^{\circ}02'00''$ East 128.41 feet to the point and place of beginning.