



W2495666

E# 2495666 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
06-OCT-10 3:25 PM FEE \$17.00 DEP SC
REC FOR: FIRST AMERICAN NCS - SOUTH TEM
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
National Commercial Services
560 South 300 East
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
Royal Jade Restaurant Inc.
70 South Fairfield Road
Layton, UT 84041-5111

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-351805-SLC1 (ach)**
A.P.N.: **09-141-0031, 09-141-0032, 09-141-0033** *TA*

Roy Realty Investments, L.L.C., an Arizona limited liability company and Weber Realty Investments, L.L.C., an Arizona limited liability company, Grantors, of Phoenix, Maricopa County, State of AZ, hereby CONVEY AND WARRANT only as against all claiming by, through or under it to

Royal Jade Restaurant Inc., a Utah corporation, Grantee, of Layton, Davis County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Weber County, State of Utah:

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 50 FEET EAST AND 33 FEET SOUTH OF SAID NORTHWEST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 5600 SOUTH STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89-91, ROY CITY, WEBER COUNTY, UTAH; THENCE SOUTH ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 89-91, A DISTANCE OF 125 FEET, THENCE EAST 150 FEET, THENCE NORTH 125 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 5600 SOUTH STREET, THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID 5600 SOUTH STREET 150 FEET TO THE POINT OF BEGINNING.

A.P.N.: 09-141-0031

Special Warranty Deed - continued

File No.: NCS-351805-SLC1
(aah)

EXCEPTING THEREFROM A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING HIGHWAY, STATE ROUTE 97, KNOWN AS PROJECT NO. 0126, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID EXISTING HIGHWAY AND THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF 1900 WEST STREET, SAID POINT BEING 15.240 M (50.00 FEET) SOUTH 89°40'24" EAST ALONG THE NORTH LINE OF SAID SECTION 24 AND 10.059 M (33.00 FEET) SOUTH 00°10'00" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 89°40'24" EAST 5.993 M (19.66 FEET) ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE THENCE SOUTH 00°42'34" WEST 2.100 M (6.89 FEET) TO A NON TANGENT CURVE, THENCE SOUTHWESTERLY 8.896 M (29.19 FEET) ALONG THE ARC OF A 5.650-M (18.43-FOOT) RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 45°36'23" WEST 8.005 M [26.26 FEET]) THENCE NORTH 89°30'43" WEST 0.270 M (0.89 FEET) TO SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, THENCE NORTH 00°10'00" EAST 7.732 M (25.37 FEET) ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING 50 FEET EAST AND 158 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 24; RUNNING THENCE SOUTH 40 FEET; THENCE EAST 162 FEET; THENCE NORTH 165 FEET; THENCE WEST 12 FEET; THENCE SOUTH 125 FEET; THENCE WEST 150 FEET TO BEGINNING.

PARCEL 3:

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WHICH IS 212 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING 162 FEET EAST OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89-91 IN ROY, UTAH; AND RUNNING THENCE SOUTH 165 FEET, THENCE EAST 165 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE FORMER BAMBERGER RAILROAD COMPANY, THENCE NORTHERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY 165 FEET TO THE SOUTH LINE OF 5600 SOUTH STREET; THENCE WEST ALONG SAID LINE 165 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2010 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October** 5, 2010 .

A.P.N.: 09-141-0031

Special Warranty Deed - continued

File No.: NCS-351805-SLC1
(aah)

Roy Realty Investments, L.L.C., an Arizona
limited liability company

Weber Realty Investments, L.L.C., an Arizona
limited liability company


By: Michael Nielsen, Manager


By: Michael Nielsen, Manager

STATE OF Utah)
County of Salt Lake)ss.
)

On October 5, 2010, before me, the undersigned Notary Public, personally appeared **Michael Nielsen, manager of Roy Realty Investments, L.L.C. an Arizona limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 7/7/14


Notary Public

STATE OF Utah)
County of Salt Lake)ss.
)



On Oct 5, 2010, before me, the undersigned Notary Public, personally appeared **Michael Nielsen, manager of Weber Realty Investments, L.L.C., an Arizona limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

7/7/14


Notary Public

