



\*W2905440\*

RECORDING & TAX NOTICE TO:  
2637 North Washington Boulevard  
Suite 127  
North Ogden, Utah 84414

E# 2905440 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
16-Feb-18 1005 AM FEE \$14.00 DEP TN  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

## WARRANTY DEED

THIS DEED, made and entered into by and between, **T&T Holdings, LLC**, a Utah Limited Liability Company, ("Grantor"), in favor of

**Haven Cove Townhomes, LLC**, a Utah Limited Liability Company  
("Grantee")

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming that certain real estate lying and being situated in **Weber County, State of Utah**, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on attached Exhibit "A"  
Tax Parcel Numbers: 15-069-0008; 15-069-0076; 15-069-0077

**SUBJECT TO** all patents, easements, rights of way, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record or by prescription and payment of accruing present year taxes and assessments.

**TO HAVE AND TO HOLD**, the said premises, with its appurtenances, including water, unto the said Grantee and to the Grantees successors, heirs and assigns forever. Grantor covenants that Grantor is the owner of the subject property in fee, premises is free and clear of lien or encumbrance, except current year taxes, levies, assessments and debt stipulated to herein.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and date below.

**T&T Holdings, LLC**, a Utah Limited Liability Company

by:    
Eric Preston Thomas--Authorized Agent Date

State of Utah  
County of Weber

On this the ~~14th~~ <sup>15th</sup> day of February 2018, personally appeared before me, **Eric Preston Thomas** as Authorized Agent of **T&T Holdings, LLC**, a Utah Limited Liability Company, the signer of this document who duly acknowledged to me that this deed was executed by the same in accord with all authorities granted the signer in the operating agreement of said limited liability company.

  
Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 158243

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET LOCATED 823.24 FEET NORTH 89°27'43" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 725.48 FEET NORTH 00°54'29" EAST FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

RUNNING THENCE IN A WESTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 11492.20 FOOT RADIUS CURVE, A DISTANCE OF 129.67 FEET, CHORD BEARS NORTH 88°23'52" WEST 129.67 FEET, HAVING A CENTRAL ANGLE OF 00°38'47" ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE DAVID E. SMITH PROPERTY FILED AS ENTRY NO. 1524151 IN THE FILES OF THE WEBER COUNTY RECORDER, SAID POINT ON THE PROJECTION OF AN EXISTING FENCE LINE; THENCE NORTH 00°23'44" EAST 330.00 FEET ALONG SAID FENCE PROJECTION AND THEN FENCE TO A FENCE CORNER BEING THE NORTHEAST CORNER OF SAID DAVID E. SMITH PROPERTY; THENCE NORTH 88°19'55" WEST 132.00 FEET ALONG AN EXISTING FENCE TO THE NORTHWEST CORNER OF SAID DAVID E. SMITH PROPERTY, SAID POINT BEING ON THE PROPERTY LINE ESTABLISHED BY THE BOUNDARY LINE AGREEMENT FILED AS ENTRY NO. 2834692; THENCE ALONG SAID BOUNDARY LINE AGREEMENT LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°36'28" EAST 225.38 FEET; (2) NORTH 00°51'14" EAST 287.22 FEET; AND (3) NORTH 01°54'06" EAST 118.70 FEET; THENCE NORTH 00°00'12" EAST 742.81 FEET TO AN EXISTING FENCE CORNER BEING A POINT ON THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2485812; THENCE ALONG AN EXISTING FENCE LINE AND SAID BOUNDARY LINE AGREEMENT THE FOLLOWING NINE (9) COURSES; (1) SOUTH 86°10'41" EAST 47.42 FEET; (2) SOUTH 83°21'28" EAST 80.38 FEET; (3) SOUTH 82°34'55" EAST 276.86 FEET; (4) SOUTH 85°02'32" EAST 37.33 FEET; (5) SOUTH 38°52'37" WEST 38.64 FEET; (6) SOUTH 18°42'18" WEST 31.42 FEET; (7) SOUTH 03°59'22" WEST 102.54 FEET; (8) SOUTH 00°25'29" WEST 565.04 FEET; AND (9) SOUTH 00°07'55" WEST 42.30 FEET TO THE NORTHEAST CORNER OF THE U.S.A. PROPERTY, RECORDED IN BOOK 521 AT PAGE 399 IN THE FILES OF THE WEBER COUNTY RECORDER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED 1216.6 FEET SOUTH 35°37' WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE BOUNDARY LINE OF SAID U.S.A. PROPERTY THE FOLLOWING THREE (3) COURSES; (1) NORTH 89°05'25" WEST (WEST BY RECORD) 130.20 FEET; (2) SOUTH 00°54'35" WEST (SOUTH BY RECORD) 86.50 FEET; AND (3) SOUTH 66°20'41" EAST (SOUTH 67°21' EAST BY RECORD) 28.75 FEET; THENCE SOUTH 54°43'53" EAST 21.05 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE A DISTANCE OF 4.28 FEET, CHORD BEARS NORTH 31°54'13" 4.28 FEET, HAVING A CENTRAL ANGLE OF 00°44'12" TO THE SOUTHERLY BOUNDARY LINE OF SAID U.S.A. PROPERTY; THENCE ALONG THE BOUNDARY LINE OF SAID U.S.A. PROPERTY THE FOLLOWING THREE (3) COURSES; (1) SOUTH 66°20'41" EAST (SOUTH 67°21' EAST BY RECORD) 69.52 FEET; (2) SOUTH 00°55'18" WEST (SOUTH BY RECORD) 267.50 FEET; AND (3) SOUTH 89°04'42" EAST (EAST BY RECORD) 20.00 FEET; THENCE SOUTH 00°55'18" WEST 71.00 FEET TO THE NORTHEAST CORNER OF THE JIMMIE B. STEWART PROPERTY FILED AS ENTRY NO. 1659442 IN THE FILES OF

THE WEBER COUNTY RECORDER; THENCE NORTH 89°04'42" WEST (WEST BY RECORD) 60.00 FEET TO THE NORTHWEST CORNER OF SAID JIMMIE B. STEWART PROPERTY; THENCE SOUTH 00°55'18" WEST 423.21 FEET (SOUTH 419 FEET BY RECORD) ALONG THE WEST BOUNDARY LINE OF SAID JIMMIE B. STEWART PROPERTY TO THE NORTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET; THENCE NORTH 87°53'58" WEST 70.21 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.



\*W2905441\*

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E# 2905441 PG 1 OF 3  
Leann H. Kiltz, WEBER COUNTY RECORDER  
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REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

### WARRANTY DEED

**THIS DEED**, made and entered into by and between, **Stephens Thomas Properties, LLC**, a Utah Limited Liability Company, ("Grantor"), in favor of

**Haven Cove Townhomes, LLC**, a Utah Limited Liability Company  
("Grantee")

**WITNESSETH**, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming that certain real estate lying and being situated in **Weber County, State of Utah**, more particularly described as follows ("Premises"):

**See Legal Description of Subject Property on attached Exhibit "A"**  
**Tax Parcel Numbers: 15-069-0008; 15-069-0076; 15-069-0077**

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**TO HAVE AND TO HOLD**, the said premises, with its appurtenances, including water, unto the said Grantee and to the Grantees successors, heirs and assigns forever. Grantor covenants that Grantor is the owner of the subject property in fee, premises is free and clear of lien or encumbrance, except current year taxes, levies, assessments and debt stipulated to herein.

**IN WITNESS WHEREOF**, Grantor sets its hand and seal on the day and date below.

**Stephen Thomas Properties, LLC**, a Utah Limited Liability Company

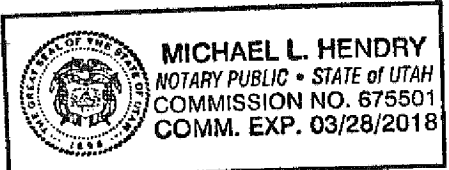
by: Chad Stephens 2-15-18  
Chad Stephens--Member/Manager Date

by: Eric Thomas 2-15-18  
Eric Thomas--Member/Manager Date

State of Utah  
County of Weber 150

On this the 14th day of February 2018, personally appeared before me, **Chad Stephens and Eric Thomas** as Member/Managers of **Stephen Thomas Properties, LLC**, a Utah Limited Liability Company, the signers of this document who duly acknowledged to me that this deed was executed by the same in accord with all authorities granted the signers in the operating agreement of said limited liability company

[Signature]  
Notary Public



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