



\*W2693498\*

EH 2693498 PG 1 OF 2  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
09-JUL-14 9:50 AM FEE \$12.00 DEP SGC  
REC FOR: JOHN LEWIS

Mail Tax notice to:

Grantee  
5577 E. Elkhorn Dr  
Eden UT 84310

Parcel ID No.: Part of 22-279-0021

**QUIT CLAIM DEED OF RIGHT-OF-WAY**

Capon Capital, LLC, a Utah limited liability company; and as authorized signer for Powder Canyon Condominium Phase 1 Homeowners Association

GRANTOR of Eden, State of Utah, hereby QUITCLAIMS TO:

Capon Capital, LLC, a Utah limited liability company

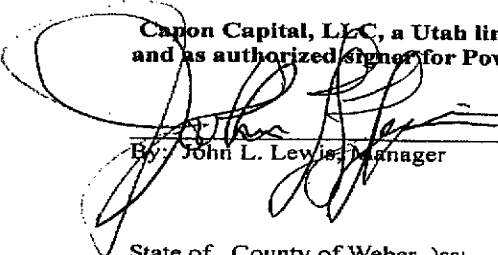
GRANTEE of Eden, Utah for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land for Right-of-Way purposes in Weber County, State of Utah:

As more fully described upon separate Exhibit "A" hereto attached and made a part hereof.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

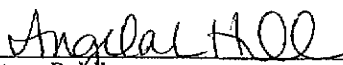
WITNESS, the hand(s) of said grantor(s), this 9<sup>th</sup> day of July, 2014

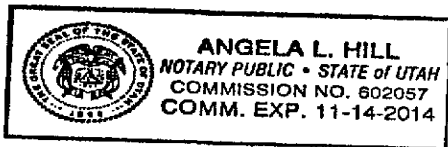
Capon Capital, LLC, a Utah limited liability company  
and as authorized signer for Powder Canyon Condominium Phase 1 Homeowners Association

By:   
John L. Lewis, Manager

State of \_\_\_\_\_ County of Weber )ss:

On this date, July 9, 2014, personally appeared before me John L. Lewis, who being by me duly sworn did say that he is the Manager of Capon Capital, LLC, a limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said John L. Lewis acknowledged to me that said limited liability company executed same and in behalf of Powder Canyon Condominium Phase 1 Homeowners Association.

  
Notary Public



*Handwritten mark*

Exhibit "A"

A perpetual right-of-way for purposes of marketing, sales and directional signage, over and across the following described property:

A part of the Common Area within POWDER CANYON CONDOMINIUM PHASE 1, Weber County, Utah, and being part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base & Meridian, Beginning at a point on the Southwesterly line of Moose Hollow Drive (3600 North) and being 40 feet South 41deg.49'00" East from the Southeasterly line of Wolf Creek Drive (SR-158); and running thence North 41deg.49'00" West 40 feet, along Moose Hollow Drive to Wolf Creek Drive; thence South 49deg.11'02" West 40 feet, along Wolf Creek Drive; thence Easterly to the point of beginning.