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COURTESY RECORDING
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W2969937

Mail Tax notice to:
Grantee
3718 North Wolf Creek Drive
Eden, Utah 84310

E# 2969937 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
15-Mar-19 1050 AM FEE \$14.00 DEP JC
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

MNT File No.: 63032 A NP
Parcel ID No.: 22-016-0061 BST

QUIT CLAIM DEED OF RIGHT-OF-WAY

Capon Capital, LLC, a Utah limited liability company

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

John L. Lewis

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:

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

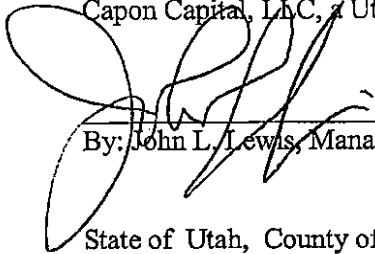
A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE BEING LOCATED SOUTH 89°14'39" EAST 1481.17 ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND SOUTH 00°00'00" EAST 2295.59 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 62°32'06" EAST 30.83 FEET; THENCE SOUTH 27°27'54" WEST 20.00 FEET; THENCE NORTH 62°32'06" WEST 30.24 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 865.42 FOOT RADIUS CURVE TO THE RIGHT 20.01 FEET, HAVING A CENTRAL ANGLE OF 01°19'29", CHORD BEARS NORTH 25°46'32" EAST 20.01 FEET TO THE POINT OF BEGINNING.

As depicted on attached Exhibit "A" hereto attached

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 March 13, 2019.

Capon Capital, LLC, a Utah limited liability company



By: John L. Lewis, Manager

State of Utah, County of DAVIS)ss:

On this date, March 15, 2019, 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 Utah 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 John L. Lewis acknowledged to me that said limited liability company executed same.

Notary Public

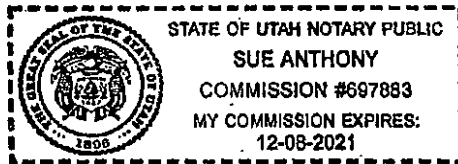
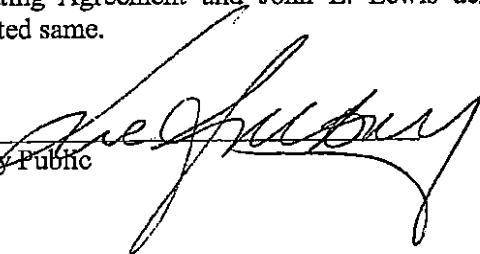


EXHIBIT A
WCU LLC

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7
NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN

S89°14'39"E 2659.36'

1481.17'

S0°00'00"E 2295.59'

WOLF CREEK DRIVE

COMMON AREA POWDER
CANYON CONDO PH 1
222790021

L=20.01', R=865.42'
Δ=1°19'29" CH=N25° 48' 32"E 20.01'

P.O.B.

S62°32'06"E
30.83'

EXISTING SIGN

S27°27'54"W
20.00'

VILLAGE AT WOLF
CREEK HOA
221910015

N62°32'06"W
30.24'

CAPON CAPITAL LLC
220160061

40' 80' 160'

Scale in Feet

1" = 80'



5150 SOUTH 375 EAST, OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

LEGEND



WEBER COUNTY MONUMENT AS NOTED
SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING



SUBDIVISION BOUNDARY



LOT LINE



ADJACENT PARCEL



SECTION LINE



PROPOSED EASEMENT



EXISTING FENCE LINE

R:\11\1703 - POWDER CANYON SURVEY\DWG\POWDER CANYON SIGN EASEMENT.dwg, 3/14/2019 2:49:11 PM, DWG To PDF.pc3