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BT



Mail Tax notice to:
Grantee
358 South 700 East #B329
Salt Lake City, UT 84102
MNT File No.: 63032
Tax ID No.: 22-279-0001 through
22-016-0061

2161
22-279-0020 / CUM
22-279-0021 / A. CUM

E# 2970301 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
18-Mar-19 0401 PM FEE \$32.00 DEP DA
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

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WARRANTY DEED

Capon Capital, LLC, a Utah limited liability company

GRANTOR of Eden, State of Utah, hereby **CONVEYS** and **WARRANTS TO:**

Flagstaff Holdings & Investments, LLC, a Utah limited liability company

GRANTEE of 358 South 700 East #B329, Salt Lake City, UT 84102 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Weber County, State of Utah:

Parcel 1:

Units 111, 112, 113, 114, 115, 121, 122, 123, 124 and 125 in Building 1, and Units 211, 212, 213, 214, 215, 221, 222, 223, 224 and 225 in Building 2, Powder Canyon Condominium Project Phase 1, Weber County, Utah, a Utah condominium project, as the same is identified in the Record of Survey Map recorded in Weber County on April 11, 2008, as Entry No. 2334246, in Book 68, Page 9, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration recorded in Weber County on April 11, 2008, as Entry No. 2334247, (as said Declaration may have heretofore been amended or supplemented).

Together with the appurtenant undivided interest in said Project's Common Areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and facilities to which said interest relates.

Parcel 2: 22-016-0061 / CUM

Part of the Northwest Quarter of Section 27, Township 7 North, Range 1 East, and part of the Southwest Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base & Meridian, Beginning at the Northwest corner of Moose Hollow Condominiums Phase 2, said point is on the Southerly right of way of Moose Hollow Drive, said point being South 2,064.88 feet and West 291.76 feet from the center quarter corner of said Section 22, (basis of bearing North 89°14'39" West from said quarter corner to the West corner of said Section 22); thence as follows: South 45°18'01" West 180.35 feet along said Moose Hollow Condominium Phase 2 boundary to Moose Hollow Phase 4 boundary and along said Phase 4 boundary the following three courses: South 45°26'32" West 119.26 feet, thence South 49°48'25" West 243.22 feet, thence South 35°29'01" West 123.17 feet; thence South 08°00'36" West 130.85 feet along said Phase 4 boundary and an extension of said boundary to an existing fence; thence North 89°14'28" West 223.67 feet along an existing fence; thence North 85°28'50" West 149.48 feet along an existing fence

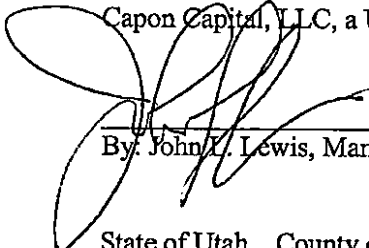
22

fence to an existing wood fence; thence North 00°45'07" West 178.63 feet along an existing wood fence, not following the fence where the fence deviates around an existing ditch; thence North 82°25'13" West 89.91 feet along an existing wood fence to the Easterly right of way of SR 158 and along said right of way the following three courses: Northerly 78.46 feet along a non-tangent curve to the right (R=1159.60', D=3°52'35", T=39.24', CH=78.44', CHB=North 17°07'33" East) to a compound curve, thence Northeasterly 457.23 feet along said right of way which is a curve to the right (R=865.42', D=30°16'16", T=234.08', CH=451.93'), thence North 49°20'06" East 112.55 feet to the Southerly right of way of Moose Hollow Drive and along said right of way the following three courses: South 41°49'00" East 75.71 feet (75.28' record) to a tangent curve to the left (record reads right), thence Southeasterly 252.63 feet (R=280.00', D=51°41'42", T=135.65', CH=244.15', CHB=South 67°39'51" East) to a tangent line, thence North 86°29'18" East 314.62 feet to the point of beginning.
EXCEPT: Powder Canyon Condominium Phase 1.

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), March 15 2019.

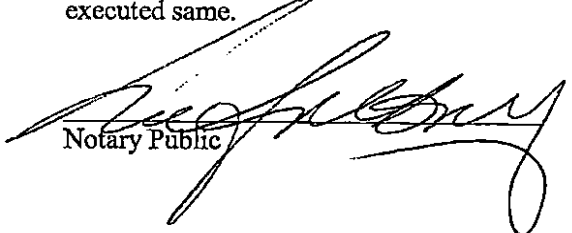
Capon Capital, LLC, a Utah limited liability company



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 said John L. Lewis acknowledged to me that said limited liability company executed same.


Notary Public