



W2871197

Founders Title Company of Davis 17-022675

MAIL TAX NOTICE TO:
Riverdale Living, LLC
1560 W. RITTER DR. 920 W. Heritage Park Blvd # 200
RIVERDALE, UT 84405 Layton, UT 84041

E# 2871197 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
02-Aug-17 0303 PM FEE \$17.00 DEP JC
REC FOR: FOUNDERS TITLE COMPANY - LAYTON
ELECTRONICALLY RECORDED

WARRANTY DEED

BT

G. LYNN WHEELER AND LENNA WHEELER, AS TO PARCELS 1 & 4; G. LYNN WHEELER AND LENNA V. WHEELER, HUSBAND AND WIFE AS JOINT TENANTS, AS TO PARCELS 2 & 5; GAGE LYNN AND LENNA WHEELER, NOT AS TENANTS IN COMMON, AS TO PARCEL 3, GRANTOR

of Ogden, County of Weber, State of UTAH, hereby CONVEY and WARRANT to

RIVERDALE LIVING, LLC

GRANTEE of 1560 W. RITTER DR., RIVERDALE, UT 84405 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract of land in WEBER County, State of UTAH, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2017 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 31st day of July, 2017.

Signed in the Presence of:

G. LYNN WHEELER

a/k/a GAGE LYNN WHEELER

LENNA WHEELER

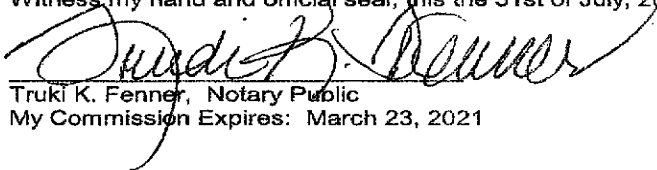
a/k/a LENNA V. WHEELER

STATE OF UTAH

COUNTY OF DAVIS

I, Trudi K. Fenner, a Notary Public for the County of DAVIS and State of Utah, do hereby certify that G. LYNN WHEELER and LENNA WHEELER, as to Parcels 1 & 4; G. LYNN WHEELER and LENNA V. WHEELER, husband and wife as joint tenants, as to Parcels 2 & 5; GAGE LYNN and LENNA WHEELER, not as tenants in common, as to Parcel 3 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st of July, 2017.



Trudi K. Fenner, Notary Public
My Commission Expires: March 23, 2021



Exhibit "A"

PARCEL 1

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 194 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 13; RUNNING THENCE WEST 125 FEET; THENCE SOUTHWESTERLY 200 FEET TO THE SECTION LINE OF SAID QUARTER SECTION; THENCE NORTH 1°40'59" WEST 192.69 FEET, THENCE NORTH 80°58'21" EAST 138.0 FEET, MORE OR LESS, THENCE NORTH 3°45'08" EAST 295.33 FEET, THENCE NORTH 7°25'19" EAST 172.77 FEET, NORTH 19°30'59" EAST TO SECTION LINE, THENCE SOUTH ALONG SECTION LINE TO POINT OF BEGINNING.

08-106-0003 *MP*

PARCEL 2

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 182.75 FEET; THENCE NORTHEASTERLY 200 FEET TO A POINT 125 FEET WEST OF THE QUARTER SECTION LINE; THENCE SOUTH 86 FEET; thence SOUTHEASTERLY TO A POINT 96 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE QUARTER SECTION LINE 96 FEET TO THE POINT OF BEGINNING.

08-106-0021 *MP*

PARCEL 3

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 194 FEET NORTH OF THE SOUTHEAST CORNER THE NORTHWEST QUARTER OF SAID SECTION; RUNNING THENCE WEST 125 FEET; THENCE SOUTH 86 FEET; THENCE SOUTHEASTERLY TO A POINT 96 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 96 FEET TO THE POINT OF BEGINNING.

08-106-0022 *MP*

PARCEL 4

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE WEST 55 FEET, MORE OR LESS, THENCE SOUTH 9°58'56" WEST 104.45 FEET, THENCE SOUTH 60°51'50" EAST 72.52 FEET, THENCE NORTH 167.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

08-112-0015 *MP*

PARCEL 5

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 30 FEET; THENCE SOUTH 286 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTH 60°52' EAST A DISTANCE OF 34.34 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 302.7 FEET TO THE PLACE OF BEGINNING.

08-112-0016 *MP*

Mail Tax Notice to:
Riverdale Living LLC
920 Heritage pk Blvd #200
Layton, UT 84041



W2816563

16-020875

SPECIAL WARRANTY DEED

E# 2816563 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
23-Sep-16 01:39 PM FEE \$14.00 DEP TN
REC FOR: FOUNDERS TITLE COMPANY - LAYTON
ELECTRONICALLY RECORDED

08-106-0008

THE STATE OF UTAH

COUNTY OF DAVIS

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KNOW ALL MEN BY THESE PRESENTS:

THAT TASKA CAPITAL V, LLC, a Utah Limited Liability Company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by RIVERDALE LIVING LLC (hereinafter referred to as "Grantee"), whose mailing address is 920 Heritage pk Blvd Layton, UT, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of the real property situated in Wardle County, UTAH, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements situated thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively as the "Property").

This conveyance is made subject to all presently recorded instruments which are valid and affect the Property as well as shortages in area, encroachments, overlapping of improvements, and all matters affecting the Property which are visible or would be revealed by a survey thereof (such matters being referred to herein as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all property taxes on the Property for the year 2016 and subsequent years.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of the 22nd day of September 2016.

GRANTOR:

TASKA CAPITAL V, LLC
a Utah Limited Company

By: [Signature]

Name: Michael Bicks

Title: Managing Member

THE STATE OF UTAH

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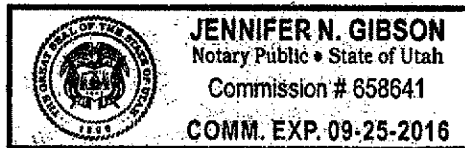
COUNTY OF DAVIS

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This instrument was acknowledged before me on the 22nd day of September 2016, by Michael Bicks Managing Member of Taska Capital V, LLC, a Utah Limited Liability Company, on behalf of said Michael Bicks

[Signature]
Notary Public



**LEGAL DESCRIPTION
EXHIBIT "A"**

PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTHERLY LINE OF RITTER DRIVE SAID POINT BEING 2148.45 FEET NORTH 89D44'58" EAST ALONG THE QUARTER SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 13, RUNNING THENCE NORTH 61D15' WEST 134.56 FEET ALONG SAID ROAD; THENCE NORTH 27D30' WEST 148.90 FEET; THENCE NORTH 29D08' EAST 216.59 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE CHERRY CREEK APARTMENTS PROPERTY: THENCE TWO COURSES ALONG SAID BOUNDARY AS FOLLOWS: SOUTH 58D53'05" EAST 114.56 FEET AND SOUTH 58D45'10" EAST 195.44 FEET TO A FENCE LINE EXTENDED; THENCE SOUTH 28D59'41" WEST 285.45 FEET ALONG AN EXISTING FENCE AND FENCE LINE EXTENDED TO THE NORTHERLY LINE OF RITTER DRIVE; THENCE NORTH 61D56'30" WEST 51.58 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL NO. 08-106-0008 