

EH 2194447 PG 1 OF 3
DOUG CROFTS, WEBER COUNTY RECORDER
18-JUL-06 436 PM FEE \$16.00 DEP JPH
REC FOR: MOUNTAIN VIEW TITLE

W63395
WHEN RECORDED MAIL TO:
SB56 LLC
5598 SOUTH HARRISON BOULEVARD
OGDEN, UTAH 84403

*This is a true and certified copy
of the original.
Mountain View Title Company*

WARRANTY DEED

MORGAN N. HARDY

, grantor

of OGDEN , County of WEBER , State of UTAH
hereby CONVEY and WARRANT to

SB 56 LLC, A UTAH LIMITED LIABILITY CO.

grantee

of 5598 SOUTH HARRISON BOULEVARD, OGDEN, UTAH 84403
for the sum of Ten Dollars and other good and valuable consideration,
the following tract of land in WEBER County, State of Utah:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A" WHICH BY REFERENCE IS
MADE A PART HEREWITH.

07-004-0038,0059

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, this 14 day of JULY , 2006

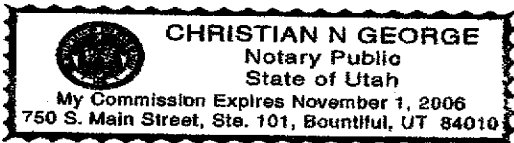
Signed in the presence of

Morgan N. Hardy
MORGAN N. HARDY

STATE OF UTAH)
)
COUNTY OF WEBER)

On the 14 day of JULY , A.D. 2006, personally appeared before me
MORGAN N. HARDY

the signer of the within instrument, who duly acknowledged to me
that he executed the same.



Christian N George
Notary Public
residing at: *Partridge, Utah*
commission expires: *Nov 2006*

7

File # w633395

Exhibit "A"

Weber County Parcel Numbers:
07-004-0038 and 07-004-0059

PARCEL NO. 1:

07-004-0038

Beginning at the intersection of the North line of Combe Road and the quarter section line, said point being North $0^{\circ}35'07''$ East (record North) 93.00 feet along the quarter section line from the South Quarter corner of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence North $0^{\circ}35'07''$ East (record North) 190.90 feet along the quarter section line; thence North $89^{\circ}24'53''$ West 156.60 feet to the East line of Harrison Boulevard; thence Southeasterly 102.01 feet along the arc of a 3899.80 foot radius curve to the right, (center bears South $70^{\circ}47'12''$ West and long chord bears South $18^{\circ}27'50''$ East 102.01 feet, with a central angle of $1^{\circ}29'56''$) along the East line of Harrison Boulevard; thence Southeasterly 91.29 feet along the arc of a 110.00 foot radius curve to the left, (center bears North $72^{\circ}17'08''$ East and long chord bears South $41^{\circ}29'22''$ East 88.69 feet, with a central angle of $47^{\circ}33'01''$) along the East line of Harrison Boulevard to the North line of Combe Road; thence South $65^{\circ}15'53''$ East 70.00 feet along the North line of Combe Road to the point of beginning.

PARCEL NO. 2:

A non-exclusive easement for ingress and egress purposes, appurtenant to Parcel No. 1, over the following described area:
Beginning at a point North $0^{\circ}35'07''$ East 283.90 feet along the quarter section line and North $89^{\circ}24'53''$ West 116.57 feet from the South quarter corner of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence North $89^{\circ}24'53''$ West 40.03 feet to the East line of Harrison Boulevard; thence Northwesterly 78.46 feet along the arc of a 3899.80 foot radius curve to the left, (center bears South $70^{\circ}47'12''$ West and long chord bears North $19^{\circ}47'22''$ West 78.45 feet, with a central angle of $1^{\circ}09'10''$) along the East line of Harrison Boulevard; thence North $69^{\circ}02'24''$ East 49.41 feet; thence South $20^{\circ}57'36''$ East 58.26 feet; thence South $0^{\circ}35'07''$ West 37.50 feet to the point of beginning.

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File # w633395

Exhibit "A"
continued07-004-0059 (07-004-0038) *W*

Beginning at a point on the quarter section line, said point being North $0^{\circ}35'07''$ East 283.90 feet along the quarter section line from the South Quarter Corner of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running;

Thence North $89^{\circ}24'53''$ West 156.60 feet to the east line of Harrison Boulevard;
Thence northwesterly 105.96 feet along the arc of a 3899.80 foot radius curve to the left, (center bears South $70^{\circ}47'12''$ West and long chord bears North $19^{\circ}59'30''$ West 105.96 feet, with a central angle of $1^{\circ}33'24''$) along the east line of Harrison Boulevard;
Thence North $86^{\circ}39'37''$ East 194.30 feet to the quarter section line;
Thence South $0^{\circ}35'07''$ West 112.50 feet along the quarter section line to the point of beginning.

Contains 18,645 square feet, 0.428 acres.

Weber County Parcel Numbers:
07-004-0038 and 07-004-0059