



W3059761

Mail Tax notice to:
Grantee
101 North Century Drive
Ogden, UT 84404
MNT File No.: 72096

E# 3059761 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
05-Jun-20 04:12 PM FEE \$40.00 DEP DAC
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

Tax ID No.: 03-014-0009;
03-014-0030; 0031;
03-015-0060; 0001

SPECIAL WARRANTY DEED

D-2 Investments, L.L.C.

GRANTOR of Ogden, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under it only to:

CC&A of Utah, Inc.

GRANTEE of 101 North Century Drive, Ogden, UT 84404 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:

All of Lots 1 through 12, inclusive, in Block 1, NEVADA ADDITION to Ogden City, Weber County, Utah.

EXCEPTING, HOWEVER, those portions thereof condemned in fee simple by Utah State Road Commission for highway purposes by instrument recorded in Book 1090 of Records, Page 365.

Parcel 2:

All that certain parcel of land in Ogden, Weber County, Utah, situate in Lot 6, Block 7, FIVE ACRE PLAT A, Ogden City Survey in Section 29, Township 6 North, Range 1 West of the Salt Lake Meridian as heretofore acquired by the Oregon Short Line Railroad Company (predecessor to Union Pacific Railroad Company) from Ogden Fruit Growers Association by agreement dated July 10, 1909, said agreement being further identified in the records of said railroad as O.S.L.R.R. Co. Audit No. 3904, said parcel lying North of Rushton Street within the Southwesterly portion of said Lot 6.

Parcel 3:

All that certain tract of land in Ogden, Weber County, Utah, situate in Lot 7, Block 7 FIVE ACRE PLAT A, Ogden City Survey in Section 29, Township 6 North, Range 1 West of the Salt Lake Meridian as heretofore acquired by the Utah and Northern Railway Company (predecessor to Union Pacific Railroad Company) from Isac Augustus Canfield, et al by deed dated January 7, 1880, recorded June 30, 1880 in Book N of Deeds, Page 67, of the records of Weber County, Utah.

Parcel 4:

All that portion of that certain parcel of land in Ogden, Weber County, Utah situate in Lot 8, Block 7, FIVE ACRE PLAT A, Ogden City Survey in Section 29, Township 6 North, Range 1 West of the Salt Lake Meridian as heretofore acquired by the Utah and Northern Railway Company (predecessor to Union Pacific Railroad Company) from George T. Odell, et al by deed dated March 9, 1888, recorded July 16, 1888, in Book V, Page 585 of the records of Weber County, Utah, said portion lying South of Twentieth (20th) Street.

Parcel 5:

Part of Lots 7, 8 and 9, Block 7, FIVE ACRE PLAT A, Ogden City Survey, Weber County, Utah: Beginning at a point which is North 89°02' West 23 feet from the Southwest Corner of said Lot 8; thence North 0°58' East 173.23 feet to the South line of the State Road; thence North 84°47'33" East 155.95 feet, more or less, to the Oregon Short Line Railroad Right of Way; thence Southeasterly along said right of way to the South line of said Lot 7; thence West to the place of beginning.

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 27th day of May, 2020.

D-2 Investments, L.L.C.

By: Carbon Innovation, Inc., its Manager

Dawn Itin Goode
By: Dawn Itin Goode
Its: President

State of Utah, County of Weber)ss:

On this date, May 27th 2020, personally appeared before me Dawn Itin Goode, who being by me duly sworn did say that she is a President of Carbon Innovation, Inc., the Manager of D-2 Investments, L.L.C., 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 Dawn Itin Goode acknowledged to me that said limited liability company executed same.

Marlisa Bouck
Notary Public

