

PRIOR: 135392-KAC



W3162343

E# 3162343 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
21-Jun-21 0940 AM FEE \$40.00 DEP PC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
Grantee
748 West Heritage Park Blvd. #203
Layton, UT 84041

SPECIAL WARRANTY DEED

Nogden Corner BP, LLC, a Utah limited liability company

GRANTOR(S) of Layton, State of Utah, hereby Conveys and Warrants against all who claim by, through or under the grantor to

TGC CROSSROADS NOGDEN BP, LLC, a Utah limited liability company as to an undivided 50% interest and CURVE TV, LLC, a Utah limited liability company as to an undivided 50% interest as tenants in common.

GRANTEE(S) of 748 West Heritage Park Blvd. #203, Layton, UT 84041

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Weber County, State of Utah.

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

18-167-0002

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2021 and thereafter, covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 18 day of June, 2021.

Nogden Corner BP, LLC a Utah limited liability company

By: TGC Crossroads Nogden BP, LLC
Its: Manager

By: Michael R. Christensen
Michael R. Christensen, Manager

By: Christopher W. Hatch
Christopher W. Hatch, Manager

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

State of Utah
County of

On June 16, 2021, personally appeared before me Michael R. Christensen as Manager of TGC Crossroads Nogden BP, LLC which is a Manager of Nogden Comer BP, LLC, a Utah limited liability company as well as Christopher W. Hatch who is also a Manager of Nogden Comer BP, LLC, a Utah limited liability company and that they as said Managers, being authorized to do, did execute the foregoing instrument for and on behalf of Nogden Comer BP, LLC, a Utah limited liability company for the purposes contained herein.



Notary Public

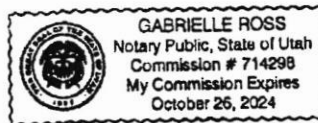


Exhibit "A"

ALL OF 802, NORTH POINTE CENTER SUBDIVISION EIGHTH AMENDMENT (amending and extending Lot 601, North Point Center Subdivision, Sixth Amendment), NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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