



\*W2858033\*

Mail Recorded Deed and Tax Notice To:  
Diamond J Management, L.L.C.  
1338 South Foothill Drive, #314  
Salt Lake City, UT 84108

E# 2858033 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
18-May-17 0850 AM FEE \$15.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 89479-AH

## WARRANTY DEED

**Diamond J Management, L.L.C.**

**GRANTOR(S)** of Lehi, State of Utah, hereby Conveys and Warrants to  
**DJM 3, L.L.C.**

**GRANTEE(S)** of Salt Lake City, State of Utah

**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**

**TAX ID NO.:** 01-011-0046 and 01-011-0047 (for reference purposes only)

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 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 17<sup>th</sup> day of May, 2017.

Diamond J Management, L.L.C.

BY: 

Joe Jepson  
Manager

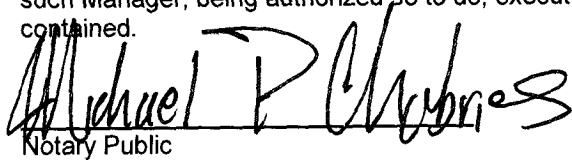
**ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.**

File No. 89479-AH

STATE OF UTAH

COUNTY OF SALT LAKE

On the 17<sup>th</sup> day of May, 2017, personally appeared before me Joe Jepson, who acknowledged himself to be the Manager of Diamond J Management, L.L.C., a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**File No. 89479-AH**

**EXHIBIT A**

**PARCEL 1:**

Part of Lot 1, Block 13, Plat A, Ogden City Survey: Beginning at a point 132 feet West of the Southeast corner of said Lot 1; thence North 95 feet; thence West 15 feet; thence North 10 feet; thence West 100.5 feet; thence South 105 feet; thence East 115.5 feet to the point of beginning.

**PARCEL 1A:**

A non-exclusive perpetual right-of-way in common with others for persons and vehicles for ingress and egress and incidental purposes over the following described property, to-wit: Beginning at a point 95 feet North from the Southeast corner of Lot 1; thence North 10 feet; thence West 147 feet; thence South 10 feet; thence East 147 feet to the point of beginning.

**PARCEL 2:**

Part of Lots 1 and 10, Block 13, Plat A, Ogden City Survey: Beginning at a point 165 feet North from the Southeast corner of said Lot 1 in Jefferson Avenue; and thence 147 feet West to the true point of beginning; thence West 100 feet; thence South 60 feet; thence East 100 feet; thence North 60 feet to the true point of beginning.

**PARCEL 2A:**

A perpetual right-of-way in common with others for persons and vehicles over the following described property, to-wit: Beginning at a point 105 feet North of the Southeast corner of Lot 1; thence West 8 rods 15 feet; thence South 10 feet; thence East 8 rods 15 feet to Jefferson Avenue; thence North along Jefferson Avenue 10 feet to the place of beginning.