



W3202905

Mail Recorded Deed and Tax Notice To:
DJM 15, L.L.C., a Utah limited liability company
2433 S Adams Avenue #102
Ogden, UT 84401

E# 3202905 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
09-Dec-21 01:26 PM FEE \$40.00 DEP DAC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 147797-MCH

WARRANTY DEED

Diamond J Management, LLC, a Utah limited liability company

GRANTOR(S) of Ogden, State of Utah, hereby Conveys and Warrants to

DJM 15, L.L.C., a Utah limited liability company

GRANTEE(S) of Ogden, 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.: 01-035-0050 (for reference purposes only)

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

[Signature on following page]

Dated this 12/6/21

Diamond J Management, LLC, a Utah limited liability company

BY: [Signature]
Joe Jepsen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 6th DAY OF DECEMBER, before me, personally appeared Joe Jepsen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Diamond J Management, LLC, a Utah limited liability company.

[Signature]
Notary Public

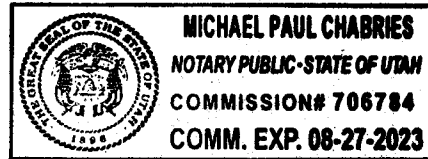


EXHIBIT A
Legal Description

Part of Lot 9, Block 41, Plat A, Ogden City Survey: Beginning at the Northwest Corner of said Lot 9, running thence South 89°02' East 212.21 feet along the lot line to a point which is North 89°02' West 119.00 feet from the Northeast Corner of said Lot 9; thence South 3 rods; thence South 89°02' East 119.00 feet to the West line of Jefferson Avenue; thence South 0°58' West 49.71 feet along said West line to a point which is North 0°58' East 33.14 feet from the Southeast Corner of said Lot 9; thence North 89°02' West 151.11 feet; thence South 0°58' West 33.14 feet to the South line of said Lot 9; thence North 89°02' West 181.34 feet along said South line to the Southwest Corner of said Lot 9; thence North 0°58' East 132.56 feet along the West line of said Lot 9 to the point of beginning.

EXCEPTING THEREFROM the following:

Part of Lot 9, Block 41, Plat A, Ogden City Survey: Beginning at a point 119 feet West of the Northeast Corner of said Lot 9; running thence West 46 feet; thence South 3 rods; thence East 46 feet; thence North 3 rods to the point of beginning.

ALSO:

Including a 2.5 foot strip (vacated Jefferson Avenue Entry No. 2020544) abutting along the East side of said described property.