



W3040820

WHEN RECORDED MAIL TO GRANTEE:
1123 West 2100 South
West Haven, UT 84401
ILT File No. 2002039

E# 3040820 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
12-Mar-20 0412 PM FEE \$40.00 DEP TN
REC FOR: 1ST LIBERTY TITLE LC
ELECTRONICALLY RECORDED

WARRANTY DEED

ETNA PROPERTIES, LCC

Grantor(s) of Weber County, State of Utah. hereby CONVEY and WARRANT to

Village 21 LLC

of Weber, grantee(s), for the sum of TEN AND NO/100 -- DOLLARS, and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

Part of the Northeast Quarter of section 25, township 6 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 481.80 feet North 0° and 355.74 feet North 86° West and South 3° West 266.00 feet from the Southeast corner of said Northeast quarter of Section 25, and running thence South 85°23' East 321 feet, more or less, along an existing chain link fence, to a point which is Tangent with the West line of 1100 West street extended to the South; thence South 4°20' East 266.00 feet; thence North 85°23' West 321 feet; thence South 4°20' West 266.00 feet to the point of beginning.

Together with a Non-Exclusive right of way for ingress and egress as disclosed in that certain corrective corporate Warranty Deed recorded on February 01, 2001 as Entry No. 1749792 in Book 2114 at Page 719 over a Parcel of Ground 15 feet in Width Parallel to and abutting with the East line of the real property described above.

Less and Excepting:

Beginning at a corner of the "SHADY BROOK OF WEST HAVEN PHASE 1 SUBDIVISION" in WEST HAVEN CITY, Weber County, Utah, which point is on the South Boundary of Wilson Lane (a 66 feet wide road) said point of beginning being North 1°28'17" East 465.866 feet along the section line to a point which is South 1°28'17" West 34.14 feet from an existing brass witness corner monument and North 84°52'22" West 54.69 feet along said South boundary of Wilson lane from the East quarter corner of section 25, Township 6 North, Range 2 West, Salt Lake Base & Meridian, and running thence South 4°17'56" West 269.12 feet along the boundary of said SHADY BROOK OF WEST HAVEN PHASE 1; thence South 85°07'21" East 20.26 feet along the North boundary line of Lot 1 of said Phase 1 to a point described as "TANGENT WITH THE WEST LINE OF 1200 WEST STREET EXTENDED"; thence North 1°52'22" West 5.95 feet along said South Line of Wilson lane to the point of beginning.

Tax I.D.#: 15-066-0102

- SUBJECT TO:
1. Taxes for the year 2020 and all subsequent years.
 2. Covenants, Conditions, Restrictions, Easement and rights of way of record or enforceable in law or equity.
 3. All applicable zoning laws and ordinances.
 4. One or more senior deeds of trust.

DATED: 03/10/20

Village 21 LLC



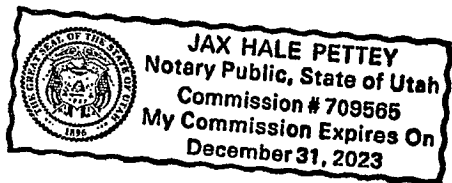
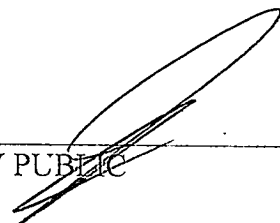
By: Kieth Holmes Warburton, Manager

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On 03/10/20, personally appeared before me Kieth Holmes Warburton, who being by me duly sworn, says that he is the manager of Village 21 LLC, the Limited Liability Company that executed the above and foregoing instrument and that said instrument was signed in behalf of said Limited Liability Company by authority of its operating agreement (or by authority of a resolution of its members) and said manager acknowledged to me that said Limited Liability Company executed the same.

NOTARY PUBLIC