



\*W2938965\*

**WHEN RECORDED MAIL TO:**  
Crabtree Investments, Inc.  
4598 South 700 West Ste C  
Riverdale, UT 84405

EP 2938965 PG 1 OF 5  
LEANN H KILTS, WEBER COUNTY RECORDER  
29-AUG-18 501 PM FEE \$20.00 DEP JKC  
REC FOR: GAGE CRABTREE

**MAIL TAX NOTICE TO:**  
Roywell, LLC  
4598 South 700 West Ste C  
Riverdale, UT 84405

Parcel No(s): 08-031-0062  
08-031-0063  
08-022-0066

### WARRANTY DEED

Crabtree Investments, Inc., a Utah Corporation, Grantor,

hereby, **CONVEYS AND WARRANTS TO**

Roywell, LLC, a Wyoming Limited Liability Company, Grantee,

For the sum of TEN DOLLARS (\$10.00) or other valuable consideration, the following described real property, situated in Weber County, State of Utah.

Parcel No: 08-031-0062

ALL OF THE FOLLOWING DESCRIBED PARCEL LYING SOUTH OF THE ROYCITY LIMITS LINE (NOVEMBER 2007) A PART OF THE SOUTHEASTQUARTER OF SECTION 3, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, (AS MONUMENTED BY WEBER COUNTY SURVEYORS BRASS CAP AND MONUMENTS). BEGINNING AT A POINT WHICH BEARS NORTH 452 FEET AND WEST 208.55 FEET (208.6 FEET) AND SOUTH 432.96 FEET, MORE OR LESS, TO THE NORTH LINE OF ROAD, FROM THE SOUTHEAST CORNER OF SAID SECTION 3; AND RUNNING THENCE SOUTH 87D57'04" WEST 150.00 FEET ALONG SAID ROAD; THENCE SOUTH 1.52 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF U D O T PROJECT STP-0108(5)12, AS MONUMENTED; THENCE THE FOLLOWING SEVEN COURSES ALONG SAID RIGHT OF WAY AS FOLLOWS SOUTH 89D58'43" WEST 113.08 FEET; THENCE NORTH 01D21'33" WEST 16.41 FEET; THENCE SOUTH 89D58'43" WEST 223.20 FEET TO A FOUND RIGHT OF WAY MONUMENT; THENCE NORTH 31D45'41" WEST 44.14 FEET (NORTH 30D38'55" WEST 44.09 FEET); THENCE NORTH 37D14'33" EAST 86.47 FEET (NORTH 38D23'54" EAST 86.48 FEET) AND SOUTH 88D55'33" WEST 29.01 FEET (NORTH 89D55'11" WEST 29.03 FEET); THENCE NORTH 37D52'55" EAST 39.67 FEET ALONG MIDLAND DRIVE TO A FOUND STATE RIGHT OF WAY MONUMENT; THENCE NORTH 37D32'05" EAST 547.63 FEET ALONG THE EASTERN RIGHT OF WAY OF MIDLAND DRIVE, MORE OR LESS TO AN EXISTING FENCE LINE; THENCE SOUTH 86D08'52" EAST 338.28 FEET ALONG SAID FENCE LINE, MORE OR LESS, TO AN OLD FENCE LINE MARKING THE QUARTER LINE BETWEEN SECTIONS 3 & 2, SAID POINT ALSO BEING ON THE WESTERN BOUNDARY OF EDGEWATER STATES PHASE NO. 1, AS MONUMENTED; THENCE SOUTH 0D17'52" EAST (SOUTH 0D51'36" WEST 123.78 FEET) 126.21 FEET ALONG SAID SUBDIVISION TO THE PROJECTION OF A FENCE FROM THE WEST; THENCE SOUTH 88D38'59" WEST 209.74 FEET ALONG SAID FENCE LINE TO A POINT WHICH BEARS NORTH FROM THE

POINT OF BEGINNING; THENCE SOUTH 426.91 FEET TO THE POINT OF BEGINNING. (E# 2304672) EXCEPT ALSO: THREE PARCELS OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHEAST QUARTER - SOUTHEAST QUARTER SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: PARCEL 1: BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET, WHICH POINT IS 452.00 FEET NORTH AND 208.55 FEET WEST AND 431.91 FEET SOUTH AND 60.97 FEET SOUTH 88D14'09" WEST ALONG SAID RIGHT OF WAY LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AT A POINT 13.33 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF 4000 SOUTH STREET OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 120+90.71; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) THENCE SOUTH 88D14'09" WEST 88.86 FEET; (2) THENCE NORTH 00D52'52" WEST 5.26 FEET; (3) THENCE SOUTH 88D17'27" WEST 113.57 FEET; (4) THENCE NORTH 00D23'50" EAST 18.05 FEET TO A POINT 33.62 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 118+88.71; THENCE SOUTH 80D12'53" EAST 57.08 FEET TO A POINT 23.06 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEERS STATION 119+44.80; THENCE SOUTH 87D04'02" EAST 146.23 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1269 SQUARE FEET IN AREA OR 0.029 ACRE. ALSO PARCEL 2: BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET, WHICH POINT IS 471.78 FEET SOUTH 89D43'19" WEST ALONG THE SECTION LINE AND 37.69 FEET NORTH FROM THE SOUTHEAST CORNER OF SECTION 3, AT A POINT 33.62 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID 4000 SOUTH STREET OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 118+88.71; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) THENCE SOUTH 89D07'08" WEST 223.20 FEET (2) THENCE NORTH 31D30'19" WEST 44.09 FEET TO THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11; THENCE NORTH 37D32'16" EAST 40.42 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE TO A POINT 65.80 FEET RADially DISTANT SOUTHEASTERLY FROM SAID RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEERS STATION 538+48.75; THENCE SOUTH 25D05'31" EAST 49.04 FEET TO A POINT 58.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID RIGHT OF WAY CONTROL LINE OF 4000 SOUTH STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 116+88.28; THENCE NORTH 89D07'07" EAST 91.72 FEET PARALLEL WITH SAID 4000 SOUTH STREET RIGHT OF WAY CONTROL LINE; THENCE SOUTH 00D52'53" EAST 4.40 FEET TO A POINT 54.10 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID 4000 SOUTH STREET OPPOSITE APPROXIMATE ENGINEERS STATION 117+80.00; THENCE SOUTH 80D12'53" EAST 110.62 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,270 SQUARE FEET IN AREA OR 0.121 ACRE. ALSO PARCEL 3 BEGINNING AT A POINT IN THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE) WHICH POINT IS 694.31 FEET SOUTH 89D43'19" WEST ALONG THE SECTION LINE AND 141.11 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 37D33'30" EAST 583.27 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 86D08'52" EAST

37.55 FEET ALONG SAID BOUNDARY LINE TO A POINT 55.00 FEET RADIALLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, OPPOSITE APPROXIMATE ENGINEERS STATION 544+81.08; THENCE SOUTHWESTERLY 128.29 FEET ALONG THE ARC OF A 10,055.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 39D06'00" WEST 128.29 FEET) CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE THENCE SOUTH 39D27'56" WEST 365.74 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A 9,945.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 100.26 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS SOUTH 39D10'36" WEST 100.26 FEET) CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE; THENCE SOUTH 89D13'15" WEST 16.30 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 12,889 SQUARE FEET IN AREA OR 0.296 ACRE.

Parcel No: 08-031-0063

ALL OF THE FOLLOWING DESCRIBED PARCEL LYING NORTH OF THE ROY CITY LIMITS LINE (NOV 2007) A PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, (AS MONUMENTED BY WEBER COUNTY SURVEYORS BRASS CAP AND MONUMENTS). BEGINNING AT A POINT WHICH BEARS NORTH 452 FEET AND WEST 208.55 FEET (208.6 FEET) AND SOUTH 432.96 FEET, MORE OR LESS, TO THE NORTH LINE OF ROAD, FROM THE SOUTHEAST CORNER OF SAID SECTION 3, AND RUNNING THENCE SOUTH 87D57'04" WEST 150.00 FEET ALONG SAID ROAD, THENCE SOUTH 1.52 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF U D O T PROJECT STP-0108(5)12 AS MONUMENTED; THENCE THE FOLLOWING SEVEN COURSES ALONG SAID RIGHT OF WAY AS FOLLOWS: SOUTH 89D58'43" WEST 113.08 FEET; THENCE NORTH 01D21'33" WEST 16.41 FEET; THENCE SOUTH 89D58'43" WEST 223.20 FEET TO A FOUND RIGHT OF WAY MONUMENT; THENCE NORTH 31D45'41" WEST 44.14 FEET (NORTH 30D38'55" WEST 44.09 FEET), THENCE NORTH 37D14'33" EAST 86.47 FEET (NORTH 38D23'54" EAST 86.48 FEET) AND SOUTH 88D55'33" WEST 29.01 FEET (NORTH 89D55'11" WEST 29.03 FEET); THENCE NORTH 37D52'55" EAST 39.67 FEET ALONG MIDLAND DRIVE TO A FOUND STATE RIGHT OF WAY MONUMENT; THENCE NORTH 37D32'05" EAST 547.63 FEET ALONG THE EASTERN RIGHT OF WAY OF MIDLAND DRIVE, MORE OR LESS, TO AN EXISTING FENCE LINE, THENCE SOUTH 86D08'52" EAST 338.28 FEET ALONG SAID FENCE LINE, MORE OR LESS TO AN OLD FENCE LINE MARKING THE QUARTER LINE BETWEEN SECTIONS 3 & 2 SAID POINT ALSO BEING ON THE WESTERN BOUNDARY OF EDGEWATER ESTATES PHASE 1, AS MONUMENTED; THENCE SOUTH 0D17'52" EAST (SOUTH 0D51'36" WEST 123.78 FEET) 126.21 FEET ALONG SAID SUBDIVISION TO THE PROJECTION OF A FENCE FROM THE WEST; THENCE SOUTH 88D38'59" WEST 209.74 FEET ALONG SAID FENCE LINE TO A POINT WHICH BEARS NORTH FROM THE POINT OF BEGINNING. THENCE SOUTH 426.91 FEET TO THE POINT OF BEGINNING. (E# 2304672) ANY PART OF THE FOLLOWING: PARCEL 3 (E# 2689050) ALSO PARCEL 3 BEGINNING AT A POINT IN THE SOUTHEASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE) WHICH POINT IS 694.31 FEET SOUTH 89D43'19" WEST ALONG THE SECTION LINE AND 141.11 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 37D33'30" EAST 583.27 FEET ALONG SAID HIGHWAY RIGHT OF WAY LINE TO THE NORTHERLY BOUNDARY LINE OF SAID TIRE TRACT; THENCE SOUTH 86D08'52" EAST 37.55 FEET ALONG SAID BOUNDARY LINE TO A POINT 55.00 FEET RADIALLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, OPPOSITE APPROXIMATE ENGINEERS STATION 544+81.08; THENCE

SOUTHWESTERLY 128.29 FEET ALONG THE ARC OF A 10,055.00 FOOT RADIUS NONTANGENT CURVE TO THE RIGHT, (CHORD BEARS SOUTH 39D06'00" WEST 128.29 FEET) CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE THENCE SOUTH 39D27'56" WEST 365.74 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A 9,945.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 100.26 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS SOUTH 39D10'36" WEST 100.26 FEET) CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE; THENCE SOUTH 89D13'15" WEST 16.30 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Parcel No: 08-022-0066

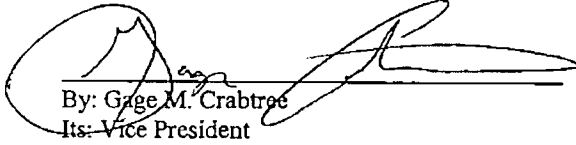
ALL OF THE FOLLOWING DESCRIBED PARCEL LYING WITHIN SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, A PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, (AS MONUMENTED BY WEBER COUNTY SURVEYORS BRASS CAP AND MONUMENTS). BEGINNING AT A POINT WHICH BEARS NORTH 452 FEET AND WEST 208.55 FEET (208.6 FEET) AND SOUTH 432.96 FEET, MORE OR LESS, TO THE NORTH LINE OF ROAD, FROM THE SOUTHEAST CORNER OF SAID SECTION 3; AND RUNNING THENCE SOUTH 87D57'04" WEST 150.0 FEET ALONG SAID ROAD; THENCE SOUTH 1.52 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE U D O T PROJECT STP-0108(5) 12 AS MONUMENTED, THENCE THE FOLLOWING SEVEN COURSES ALONG SAID RIGHT OF WAY AS FOLLOWS: SOUTH 89D58'43" WEST 113.08 FEET; THENCE NORTH 01D21'33" WEST 16.41 FEET; THENCE SOUTH 89D58'43" WEST 223.20 FEET TO A FOUND RIGHT OF WAY MONUMENT; THENCE NORTH 31D45'41" WEST 44.14 FEET (NORTH 30D38'55" WEST 44.09 FEET); THENCE NORTH 37D14'33" EAST 86.47 FEET (NORTH 38D23'54" EAST 86.48 FEET) AND SOUTH 88D55'33" WEST 29.01 FEET (NORTH 89D55'11" WEST 29.03 FEET); THENCE NORTH 37D52'55" EAST 39.67 FEET ALONG MIDLAND DRIVE TO A FOUND STATE RIGHT OF WAY MONUMENT; THENCE NORTH 37D32'05" EAST 547.63 FEET ALONG THE EASTERN RIGHT OF WAY OF MIDLAND DRIVE, MORE OR LESS, TO AN EXISTING FENCE LINE; THENCE SOUTH 86D08'52" EAST 338.28 FEET ALONG SAID FENCE LINE, MORE OR LESS, TO AN OLD FENCE LINE MARKING THE QUARTER LINE BETWEEN SECTIONS 3 & 2, SAID POINT ALSO BEING ON THE WESTERN BOUNDARY OF EDGEWATER ESTATES PHASE 1, AS MONUMENTED; THENCE SOUTH 0D17'52" EAST (SOUTH 0D51'36" WEST 123.78 FEET) 126.21 FEET ALONG SAID SUBDIVISION TO THE PROJECTION OF A FENCE FROM THE WEST; THENCE SOUTH 88D38'59" WEST 209.74 FEET ALONG SAID FENCE LINE TO A POINT WHICH BEARS NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 426.91 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2018 and thereafter.

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WITNESS, the hand of said grantor, this 29 day of AUGUST, 2018.

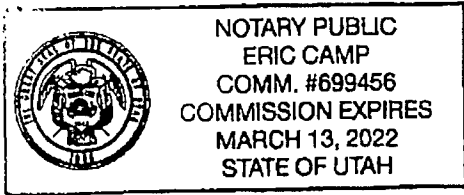
CRABTREE INVESTMENTS, INC.


  
By: Gage M. Crabtree  
Its: Vice President

State of Utah        )  
County of Weber<sup>s</sup>)

The foregoing instrument was acknowledged before me this 29 day of AUGUST, 2018, by Gage M. Crabtree, Vice President of Crabtree Investments, Inc.

WITNESS my hand and seal.



  
Notary Public