

NTBE-91685

When Recorded Mail To:

Green Haven Homes, LLC

13504 S 7530 W.

Herriman, UT

841096

# WARRANTY DEED

**King Lion Investments, LLC**

Grantor(s) of Ogden, County of Weber, State of Utah, hereby **CONVEY AND WARRANT** to

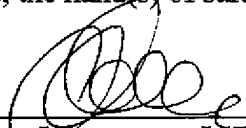
**Green Haven Homes, LLC**

Grantee(s) of Herriman, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Box Elder County, State of UT:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this April 18, 2022.



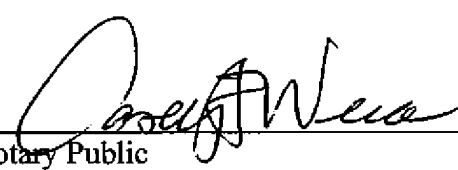
King Lion Investments LLC

By Calvin L Osborn, Member/Manager

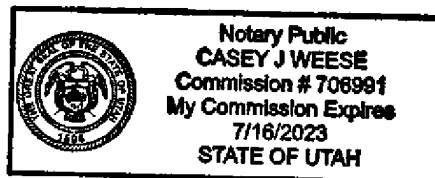
State of UT )

County of Box Elder )§

On April 18, 2022, personally appeared before me Calvin L Osborn, who, being by me duly sworn, did say that he is the Manager/Member of King Lion Investments, LLC and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



Notary Public



**EXHIBIT "A"**

**PARCEL 1: (05-181-0025)**

A TRACT OF LAND SITUATE IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY AND NO-ACCESS LINE OF A FREEWAY KNOWN AS PROJECT NO. 15-8 AND THE WESTERLY RIGHT OF WAY LINE OF AN EXISTING ROAD KNOWN AS 6800 WEST STREET (ALSO KNOWN AS IOWA STRING ROAD), WHICH POINT IS 288.19 FEET NORTH 0°56'17" WEST ALONG THE EAST LINE OF SAID SECTION 9, AND 33.0 FEET SOUTH 89°03'43" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 9, AS MONUMENTED BY BOX ELDER COUNTY; THENCE SOUTH 87°45'31" WEST 992.22 FEET ALONG SAID NORTHERLY RIGHT OF WAY AND NO ACCESS LINE; THENCE NORTH 89°19'50" WEST 696.69 FEET ALONG SAID NORTHERLY RIGHT OF WAY AND NO-ACCESS LINE; THENCE NORTHWESTERLY 893.85 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY AND NO-ACCESS LINE OF SAID FREEWAY WHICH IS ALONG THE ARC OF AN 1829.86 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 64°34'29" WEST FOR A DISTANCE OF 884.99 FEET); TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 88°55'09" EAST 2154.70 FEET ALONG SAID LINE; THENCE SOUTH 0°56'17" EAST 220.00 FEET; THENCE NORTH 88°55'09" EAST 326.61 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 0°56'17" EAST 176.15 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

**PARCEL 2: (05-181-0075)**

A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1000 WEST STREET LOCATED 464.34 FEET NORTH 00°57'44" WEST ALONG THE EAST LINE OF SAID SECTION AND 33.00 FEET SOUTH 89°02'16" WEST AND 190.95 FEET SOUTH 88°53'43" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 9 BEING A BOX ELDER COUNTY RAILROAD SPIKE MONUMENT; RUNNING THENCE SOUTH 88°53'39" WEST (SOUTH 88°55'09" WEST BY RECORD) 135.66 FEET; THENCE NORTH 00°57'44" WEST 204.52 FEET (NORTH 00°56'17" WEST 220.00 FEET BY RECORD) TO THE NORTHLINE OF THE SOUTH HALF OR THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°02'01" EAST 211.37 FEET (NORTH 88°55'09" EAST 187.67 FEET BY RECORD) TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AN EXISTING FRONTAGE ROAD; THENCE SOUTH 57°02'51" EAST (SOUTH 57°01'23" EAST 167.43 FEET BY RECORD) 35.84 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°02'01" WEST 105.46 FEET; THENCE SOUTH 00°57'44" EAST 184.18 FEET TO THE POINT OF BEGINNING.