



W3031074

E# 3031074 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
28-Jan-20 11:37 AM FEE \$40.00 DEP TH
REC FOR: FIRST AMERICAN TITLE INSURANCE CO
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
SLOW BLVD LLC, a Utah limited liability
company
1848 Wilson Ave
Salt Lake City, UT 84108

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-919465-SLC1** (ach)

Tax Parcel No: 04-058-0006, 04-058-0068, 04-058-0016, 04-058-0018, 04-058-0052, 04-058-0007

OGDEN NO. 1, L.L.C., a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

SLOW BLVD, LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

PARCEL 1:

PART OF LOT 36, BLOCK 10, SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 182.8 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 36, AND RUNNING THENCE WEST 179 FEET; THENCE SOUTH 104.5 FEET; THENCE EAST 179 FEET; THENCE NORTH 104.5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A PERPETUAL RIGHT-OF-WAY FOR PURPOSES OF INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 30TH STREET, OGDEN CITY, WEBER COUNTY, UTAH, 311 FEET EAST OF THE EAST LINE OF GRANT AVENUE, AND RUNNING THENCE EAST 16 FEET; THENCE NORTH 235.64 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 36; THENCE WEST 16 FEET; THENCE SOUTH 235.64 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 2:

PART OF LOT 6, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 50 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 6, AND RUNNING THENCE WEST 150 FEET; THENCE NORTH 50 FEET; THENCE WEST 289.89 FEET; THENCE SOUTH 105.43 1/2 FEET; THENCE EAST 439.89 FEET; THENCE NORTH 55.43 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2, THAT PORTION CONVEYED BY THAT CERTAIN PROPERTY LINE ADJUSTMENT RECORDED SEPTEMBER 27, 2010 AS ENTRY NO. 2493539 OF OFFICIAL RECORDS, AND BEING DESCRIBED AS FOLLOWS:

ALL THAT PROPERTY LYING WESTERLY OF THE FOLLOWING BOUNDARY LINE DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: THENCE NORTH 00°58'00" EAST 18.31 FEET ALONG THE WEST LINE OF LOT 6, BLOCK 10, SOUTH OGDEN SURVEY; THENCE SOUTH 89°03'08" EAST 106.36 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 00°08'14" EAST 105.45 FEET TO THE END.

THE AFOREMENTIONED PARCEL 2 ALSO BEING DESCRIBED OF RECORD AS FOLLOWS:

PART OF LOT 6, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 50.00 FEET SOUTH 00°58'00" WEST FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 6; AND RUNNING THENCE SOUTH 00°58'00" WEST 55.43 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE NORTH 89°03'08" WEST 331.84 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 00°08'14" WEST 105.45 FEET ALONG SAID FENCE LINE TO GRANTOR'S NORTH PROPERTY LINE; THENCE SOUTH 89°03'08" EAST 183.87 FEET ALONG SAID NORTH PROPERTY LINE; THENCE SOUTH 00°58'00" WEST 50.00 FEET; THENCE SOUTH 89°03'08" EAST 150.00 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS THE CENTER LINE OF GRANT AVE. FROM 30TH STREET TO 29TH STREET ASSUMED TO BEAR NORTH 00°58'00" EAST.

PARCEL 3:

PART OF LOT 6, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 6, AND RUNNING THENCE SOUTH 50 FEET, THENCE WEST 150 FEET; THENCE NORTH 50 FEET; THENCE EAST 150 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:

PART OF LOT 6, BLOCK 10, SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING 3.4 RODS SOUTH AND 10 RODS WEST FROM THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST 16.66 RODS; THENCE SOUTH 3 RODS; THENCE EAST 16.66 RODS; THENCE NORTH 3 RODS TO BEGINNING.

PARCEL 5:

PART OF LOT 36, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 36, AND RUNNING THENCE SOUTH 54.5 FEET; THENCE WEST 182.8 FEET; THENCE NORTH 54.5 FEET; THENCE EAST 182.8 FEET TO THE PLACE OF BEGINNING.

PARCEL 6:

PART OF LOTS 26 AND 36, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING 264.8 FEET WEST FROM THE INTERSECTION OF THE WEST LINE OF WASHINGTON AVENUE AND THE NORTH LINE OF 30TH STREET, AND RUNNING THENCE NORTH 130 FEET; THENCE WEST 37 FEET; THENCE SOUTH 130 FEET; THENCE EAST 37 FEET TO THE PLACE 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 and thereafter.

Witness, the hand(s) of said Grantor(s), this January 28, 2020.

OGDEN NO. 1, L.L.C., a Utah limited liability company


By: 
Name: Thomas J. Gordon
Title: Managing Member

STATE OF Utah)
County of Salt Lake)ss.

On January 28, 2020, before me, the undersigned Notary Public, personally appeared **Thomas J. Gordon, managing member of OGDEN NO. 1, L.L.C., a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 7/7/22


Notary Public

