



\*W2858033\*

Mail Recorded Deed and Tax Notice To:  
Diamond J Management, L.L.C.  
1338 South Foothill Drive, #314  
Salt Lake City, UT 84108

E# 2858033 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
18-May-17 0850 AM FEE \$15.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 89479-AH

## WARRANTY DEED

**Diamond J Management, L.L.C.**

**GRANTOR(S)** of Lehi, State of Utah, hereby Conveys and Warrants to  
**DJM 3, L.L.C.**

**GRANTEE(S)** of Salt Lake City, 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.:** 01-011-0046 and 01-011-0047 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 17<sup>th</sup> day of May, 2017.

Diamond J Management, L.L.C.

BY: 

Joe Jepson  
Manager

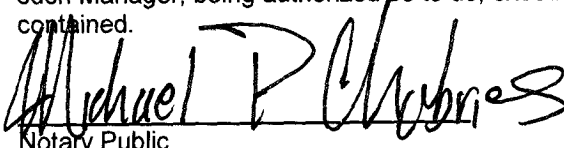
**ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.**

File No. 89479-AH

STATE OF UTAH

COUNTY OF SALT LAKE

On the 17<sup>th</sup> day of May, 2017, personally appeared before me Joe Jepson, who acknowledged himself to be the Manager of Diamond J Management, L.L.C., a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**File No. 89479-AH**

**EXHIBIT A**

**PARCEL 1:**

Part of Lot 1, Block 13, Plat A, Ogden City Survey: Beginning at a point 132 feet West of the Southeast corner of said Lot 1; thence North 95 feet; thence West 15 feet; thence North 10 feet; thence West 100.5 feet; thence South 105 feet; thence East 115.5 feet to the point of beginning.

**PARCEL 1A:**

A non-exclusive perpetual right-of-way in common with others for persons and vehicles for ingress and egress and incidental purposes over the following described property, to-wit: Beginning at a point 95 feet North from the Southeast corner of Lot 1; thence North 10 feet; thence West 147 feet; thence South 10 feet; thence East 147 feet to the point of beginning.

**PARCEL 2:**

Part of Lots 1 and 10, Block 13, Plat A, Ogden City Survey: Beginning at a point 165 feet North from the Southeast corner of said Lot 1 in Jefferson Avenue; and thence 147 feet West to the true point of beginning; thence West 100 feet; thence South 60 feet; thence East 100 feet; thence North 60 feet to the true point of beginning.

**PARCEL 2A:**

A perpetual right-of-way in common with others for persons and vehicles over the following described property, to-wit: Beginning at a point 105 feet North of the Southeast corner of Lot 1; thence West 8 rods 15 feet; thence South 10 feet; thence East 8 rods 15 feet to Jefferson Avenue; thence North along Jefferson Avenue 10 feet to the place of beginning.



\*W2842096\*

Mail Recorded Deed and Tax Notice To:  
DJM 20, LLC  
1338 South foothill Dr. #314  
Salt Lake City, UT 84108

E# 2842096 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
10-Feb-17 0306 PM FEE \$12.00 DEP KL  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



## WARRANTY DEED

**DJM 17, LLC**  
**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to  
**DJM 20, LLC**

**GRANTEE(S)** of Salt Lake City, 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.:** 12-029-0064 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 9<sup>th</sup> day of February, 2017.

DJM 17, LLC

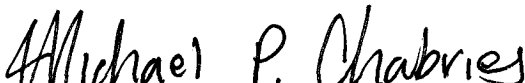
By: Diamond J. Management, L.L.C., a Utah limited liability company, Manager

BY:   
Joe Jepsen, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 9<sup>th</sup> day of February, 2017, personally appeared before me Joe Jepsen, who acknowledged himself/herself to be the Manager of Diamond J. Management, L.L.C., a Utah limited liability company who is the Manager of DJM 17, LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**

Part of the Northwest Quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point North 89°02' West 1813.06 feet, South 0°58' West 917.82 feet and South 89°09'45" East 39.29 feet from the Northeast corner of said Quarter Section, said point is also South 89°09'45" East 39.29 feet from the intersection of the centerline of First Street and Jefferson Avenue; running thence South 89°09'45" East 149.44 feet; thence South 57°08' East 11.16 feet, thence South 21°53' East 102.00 feet, thence North 89°09'45" West to the line of Jefferson Ave; thence North 0°58' East 100.00 feet; thence South 89°09'45" East 9.29 feet to beginning.



\*W2997579\*

E# 2997579 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
16-Aug-19 0425 PM FEE \$40.00 DEP KL  
REC FOR: BACKMAN OREM  
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO  
Diamond J Management, LLC, a Utah limited liability company  
1730 S. Foothill Dr. #34  
Salt Lake City, UT 84108

Order No. 6-083456

## Warranty Deed

DJM 15, L.L.C.

of Salt Lake, County of Salt Lake, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Diamond J Management, LLC, a Utah limited liability company

of Salt Lake County of Salt Lake, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Weber County, State of UTAH:

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.

Parcel No: 01-035-0050

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

WITNESS, the hand(s) of said Grantor(s), this 13th of August AD, 2019

DJM 15, L.L.C.

By: Diamond J. Management, L.L.C., a Utah limited liability company, Manager

By: Joe Jepsen  
Its: Manager

STATE OF Utah )  
County of Salt Lake ) SS.

The foregoing instrument was acknowledged before me this 13th day of August, 2019  
By Joe Jepsen Manager of Diamond J. Management, L.L.C., a Utah limited liability company  
the Manager of DJM 15, L.L.C.

Ana L. Martinez  
Notary Public  
My Commission Expires: 12/13/20 Residing at: Herriman UT

