

Ent 1288158 Bk 2256 Pg 1884  
Date 26-May-2021 02:16PM Fee \$40.00  
Devron Andersen, Rec. - Filed By CC  
Cache County, UT  
For UTAH FIRST TITLE INSURANCE AGENCY  
Electronically Submitted by Simplifile

**WHEN RECORDED, MAIL TO:**  
PERALTA PROVIDENCE, LLC  
1733 S. 1100 E.  
SALT LAKE CTN, UT 84105

Escrow No. 38877

## **WARRANTY DEED**

**(RESPA)**

**SUMMA TERRA DEVELOPMENT GROUP, LLC** a Utah Limited Liability Company, grantor(s)  
of SPRINGVILLE, County of UTAH, State of UTAH, hereby CONVEY(s) and WARRANT(s) to

**PERALTA PROVIDENCE, LLC**, a Utah limited liability company grantee(s)  
of PROVIDENCE, County of CACHE, State of UTAH, for the sum of TEN DOLLARS and other good and  
valuable consideration, the following described tract of land in WEBER County, State of Utah, to-wit:

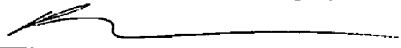
SEE ATTACHED EXHIBIT "A"

Tax ID# 02-171-0001; 02-212-0004; 02-212-0005

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of record or  
enforceable in law and equity and taxes for the year 2021 and each year thereafter.

WITNESS the hand of said grantor(s), this 26 day of MAY, 2021.

**SUMMA TERRA DEVELOPMENT GROUP,  
LLC** a Utah Limited Liability Company



By **SUMMA TERRA VENTURES, LLC,**

Member

BY: **PAUL POTEET, Manager**

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UFT# 38877

**EXHIBIT "A"****PARCEL 1:** (02-171-0001)

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO PART OF LOT 1 GATEWAY BUSINESS PARK SUBDIVISION FILED SEPTEMBER 29, 1999 AS FILING NO. 725110.

BEGINNING AT A POINT NORTH 90°00'00" WEST 563.24 FEET FROM A POINT NORTH 00°09'34" EAST 66.06 FEET FROM THE NORTHWEST CORNER OF SPRING CREEK SUBDIVISION, PHASE 1; RUNNING THENCE NORTH 90°00'00" WEST 129.46 FEET; THENCE NORTH 0°02'48" WEST 538.77 FEET; THENCE NORTH 01°04'42" WEST 55.75 FEET; THENCE SOUTH 89°38'20" EAST 53.89 FEET; THENCE SOUTH 58°55'12" EAST 324.84 FEET; THENCE SOUTH 89°38'20" EAST 327.29 FEET; THENCE SOUTH 0°31'50" EAST 12.84 FEET; THENCE SOUTH 14°33'20" WEST 241.70 FEET; THENCE NORTH 90°00'00" EAST 22.48 FEET; THENCE SOUTH 13°05'57" WEST 53.87 FEET; THENCE SOUTH 31°00'45" WEST 49.85 FEET; THENCE NORTH 62°00'10" WEST 121.81 FEET; THENCE SOUTH 37°22'34" WEST 63.47 FEET; THENCE NORTH 78°42'53" WEST 52.89 FEET; THENCE SOUTH 42°26'48" WEST 55.82 FEET; THENCE SOUTH 78°11'09" WEST 105.13 FEET; THENCE NORTH 68°44'18" WEST 62.01 FEET; THENCE SOUTH 83°31'49" WEST 48.47 FEET; THENCE SOUTH 09°00'52" WEST 54.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN GATEWAY DRIVE

**PARCEL 2:** (02-212-0004)

LOT 4, SPRING CREEK VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT OF SAID SUBDIVISION FILED FEBRUARY 22, 2007 AS ENTRY NO. 937522, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH.

**PARCEL 3:** (02-212-0005)

LOT 5, SPRING CREEK VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT OF SAID SUBDIVISION FILED FEBRUARY 22, 2007 AS ENTRY NO. 937522, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH.

**PARCEL 4: (02-171-0001)**

A part of Gateway Drive, GATEWAY BUSINESS PARK SUBDIVISION filed September 27, 1999 as Filing No. 725110

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION AND RUNNING THENCE ALONG THE WESTERLY RIGHT OF WAY OF GATEWAY DRIVE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.10 FEET (21.61 RECORD) (CENTRAL ANGLE EQUALS 69°07'11" (82°33'36" RECORD) LONG CHORD BEARS SOUTH 43°42'46" WEST 17.02 FEET (NORTH 40°44'59" EAST 19.79 FEET RECORD)) TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID GATEWAY DRIVE SOUTHWESTERLY, SOUTHERLY AND NORTHWESTERLY ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 237.56 FEET (CENTRAL ANGLE EQUALS 247°28'27" LONG CHORD BEARS SOUTH 41°42'27" EAST 91.48 FEET); THENCE NORTH 14°33'20" EAST 7.51 FEET MORE OR LESS, TO A POINT THAT IS 1.00 FOOT PERPENDICULARLY DISTANCE FROM THE WESTERLY SIDE OF THE EXISTING SIDE WALK; THENCE NORTHWESTERLY ALONG THE ARC OF A 450.65 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 80.69 FOOT [SAID ARC BEING A BEST FIT CURVE 1.00 FOOT PERPENDICULAR DISTANCE FROM THE BACK OF WALK] (CENTRAL ANGLE EQUALS 10°15'31" LONG CHORD BEARS NORTH 24°41'42" WEST 80.58 FEET) TO AN EXTENSION OF THE BOUNDARY BETWEEN SAID LOT 1 AND LOT 2; THENCE NORTH 89°38'20" WEST 17.32 FEET MORE OR LESS, TO THE POINT OF BEGINNING.