



W2898252

When recorded mail to:

H & P INV, LLC
892 West Riverdale Road
Riverdale, UT 84405

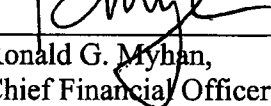
E# 2898252 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
03-Jan-18 12:29 PM FEE \$16.00 DEP DAY
REC FOR: FIRST AMERICAN TITLE-NCS-SLC1
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

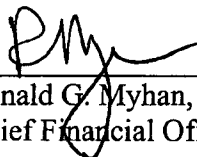
For the consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FARMERS INSURANCE EXCHANGE, TRUCK INSURANCE EXCHANGE and FIRE INSURANCE EXCHANGE, collectively, the GRANTOR, do hereby convey to H & P INV, LLC, a Utah limited liability company, the GRANTEE, whose address is 892 West Riverdale Road, Riverdale, UT 84405, the real property situated in Weber County, Utah, legally described on Exhibit "1", attached hereto and by reference incorporated herein; subject to those matters set forth on Exhibit "2" attached hereto and made a part hereof. The Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein, and no others, subject to the matters set forth above.

DATED this 14th day of December, 2017.

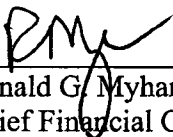
FARMERS INSURANCE EXCHANGE,
an interinsurance exchange

By: 
Ronald G. Myhan,
Chief Financial Officer

TRUCK INSURANCE EXCHANGE,
an interinsurance exchange

By: 
Ronald G. Myhan,
Chief Financial Officer

FIRE INSURANCE EXCHANGE,
an interinsurance exchange

By: 
Ronald G. Myhan,
Chief Financial Officer

FIRST AMERICAN TITLE
#NCS 879245

NCS-879245

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California))
))
County of Los Angeles))

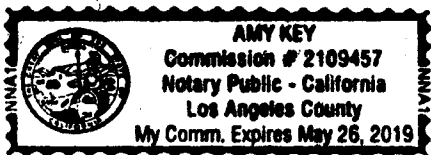
On December 18, 2017, before me, AMY KEY, Notary Public

personally appeared RONALD G. MYHAN

who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: *Amy Key*
Signature of Notary Public

Place Notary Seal and/or Stamp Above

EXHIBIT "1"

Legal Description of Property

A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EASTERLY LINE OF RIVERDALE ROAD, WHICH IS NORTH 89°49' WEST 957.54 FEET ALONG THE SECTION LINE TO THE CENTERLINE OF RIVERDALE ROAD, SOUTH 38°21' WEST 1361.02 FEET ALONG SAID CENTERLINE OF ROAD AND SOUTH 53°04' EAST 49.50 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 8; RUNNING THENCE NORTH 38°21' EAST 142.13 FEET TO AN EXISTING FENCE; THENCE SOUTH 53°04' EAST 324.90 FEET ALONG SAID FENCE TO AN EXISTING FENCE CORNER; THENCE SOUTH 38°49'08" WEST 171.93 FEET ALONG SAID FENCE TO AN EXISTING FENCE CORNER; THENCE NORTH 52°46'47" WEST 323.46 FEET ALONG SAID FENCE TO THE EASTERLY LINE OF RIVERDALE ROAD; THENCE NORTH 38°21' EAST 28.14 FEET ALONG SAID EASTERLY LINE OF ROAD TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THAT CERTAIN WARRANTY DEED TO THE UTAH DEPARTMENT OF TRANSPORTATION, RECORDED JULY 17, 2014, AS ENTRY NO. 2694701 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NW1/4NW1/4 OF SECTION 8, T.5N., R.1W., S.L.B.& M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26, SAID INTERSECTION IS (964.45 FEET (957.54 FEET BY RECORD) N.89°49'00"W. ALONG THE SECTION LINE TO THE CENTERLINE OF RIVERDALE ROAD AND 1382.33 FEET S.38°03'58"W. (S.38°21'00"W. BY RECORD) ALONG SAID CENTERLINE AND 49.50 FEET S.51°56'02" E. FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 8, SAID INTERSECTION IS ALSO 46.00 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE CONTROL LINE OF SAID PROJECT SP-0026(4)0 OPPOSITE APPROXIMATE ENGINEER STATION 148+13.92, AND RUNNING THENCE N.38°03'58"E. (N.38°21'00"E. BY RECORD) 170.26 FEET ALONG SAID RIGHT OF WAY LINE PARALLEL WITH SAID CONTROL LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S.53°03'53"E.(S.53°04'00"E. BY RECORD) 18.04 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 64.03 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE; THENCE S.39°12'44"W, 170.44 FEET TO SAID SOUTHERLY BOUNDARY LINE AT A POINT 60.63 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE; THENCE N.52°46'47"W. 14.63 FEET ALONG SAID SOUTHERLY BOUNDARY LINE 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 (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°22'34" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

Said property is also known by the street address of: 4142 S. Riverdale Road, Riverdale, UT

Tax Parcel 00-031-0051

EXHIBIT "2"

Exceptions to Conveyance of Property

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. [Intentionally Omitted].
8. Non-delinquent general property taxes for the current tax year.
9. Any charge upon the land by reason of its inclusion in Riverdale City and Weber Basin/Riverdale, Central Weber Sewer, 550 West Redevelopment.
10. An easement over, across or through the land for electric transmission and telephone circuits and incidental purposes, as granted to Utah Power and Light Company, a corporation by Instrument recorded in Book H at Page 410 of Leases. NOTE: The exact location of the herein-above described easement cannot be determined because of an incomplete legal description.
11. Notice of Adoption of Redevelopment Project Area Plan entitled "550 West Redevelopment Project Area Plan" dated February 15, 2005 recorded July 20, 2005 as Entry No. 2116997 of Official Records.
12. The fact that any and all abutter's rights of underlying fee to the center of the existing right-of-way known as Project No. SP-0026(4)0, was conveyed to the UTAH DEPARTMENT OF TRANSPORTATION, by Warranty Deed, recorded July 17, 2014 as Entry No. 2694701 of Official Records.
13. Easement in favor of Utah Department of Transportation recorded July 17, 2014 as Entry No. 2694702 of Official Records.
14. Certificate of Creation of the NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY ("NUERA"), recorded January 20, 2015 as Entry No. 2718461 of Official Records.
15. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.

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