



W3176537

E# 3176537 PG 1 OF 12
Leann H. Kilts, WEBER COUNTY RECORDER
17-Aug-21 1044 AM FEE \$40.00 DEP PCV
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
McGavin West, LLC,
149 East Horseshoe Drive
Chandler, AZ 85249



File No.: 143720-LMF

WARRANTY DEED

Lynn Mobile Home Park, LLC

GRANTOR(S) of Riverdale, State of Utah, hereby Conveys and Warrants to

McGavin West, LLC, an Arizona limited liability company

GRANTEE(S) of Chandler, State of Arizona

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.: 12-070-0004 (for reference purposes only)

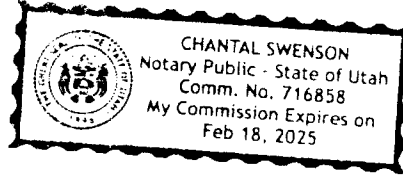
SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 27 day of July, 2021.

Lynn Mobile Home Park, LLC

BY: Donald E. Higgs
Donald E. Higgs
Trustee of the Donald E. Higgs Revocable
Trust,
Member



STATE OF Utah

COUNTY OF Weber

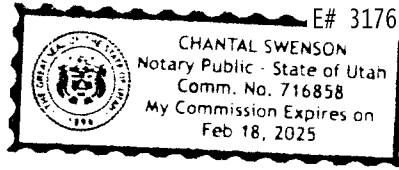
On this 27 day of July, 2021, before me, personally appeared Donald E. Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Trustee of the Donald E. Higgs Revocable Trust, Member of Lynn Mobile Home Park, LLC.

Chantal Swenson
Notary Public

Margaret Orelene Higgs

BY:

Margaret Orelene Higgs
Trustee of the Margaret Orelene Higgs
Revocable Trust,
Member



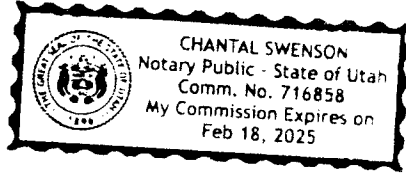
STATE OF Utah

COUNTY OF Weber

On this 27 day of July, 2021, before me, personally appeared Margaret Orelene Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same as Trustee of the Margaret Orelene Higgs Revocable Trust, Member of Lynn Mobile Home Park, LLC.

Chantal Swenson
Notary Public

BY: Wayne D. Higgs
Wayne D. Higgs
Manager of Higgs Auto, LLC,
Member



STATE OF Utah
COUNTY OF Weber

On this 27 day of July, 2021, before me, personally appeared Wayne D. Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Higgs Auto, LLC, Member of Lynn Mobile Home Park, LLC.

Chantal Swenson
Notary Public

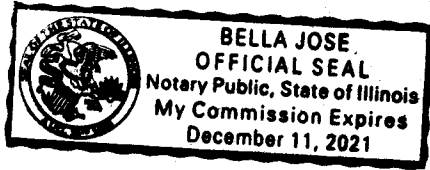
BY: Ronald A. Higgs
Donald A. Higgs
Member

STATE OF IL

COUNTY OF Cook

On this 2 day of ~~July~~ August, 2021, before me, personally appeared Donald A. Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Lynn Mobile Home Park, LLC.

[Signature]
Notary Public



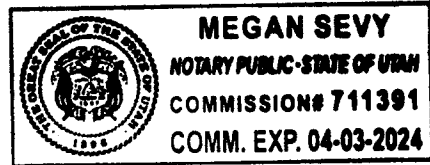
BY: [Signature]
Kevin E. Higgs
Member

STATE OF UTAH

COUNTY OF DAVIS

On this 2nd day of August, 2021, before me, personally appeared Kevin E. Higgs, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Lynn Mobile Home Park, LLC.

[Signature]
Notary Public



BY: Julie O. Talbot Member
Julie O. Talbot
Member

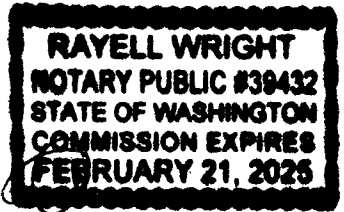
STATE OF WA

COUNTY OF BIERCE

On this 27th day of July, 2021, before me, personally appeared Julie O. Talbot, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Lynn Mobile Home Park, LLC.

[Signature]
Notary Public

Rayell Wright

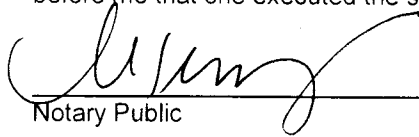


BY: Susan E Behr
Susan E. Behr
Member

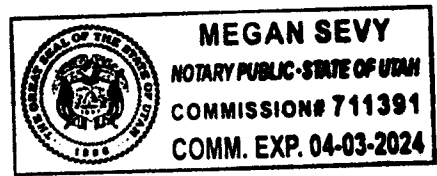
STATE OF Utah 

COUNTY OF Weber Davis

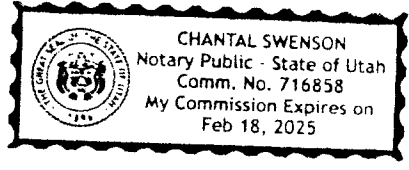
On this 2nd day of August 2021, before me, personally appeared Susan E. Behr, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Lynn Mobile Home Park, LLC.



Notary Public



BY: Rebecca L. Birchum
Rebecca L. Birchum
Member



STATE OF Utah
COUNTY OF Weber

On this 27 day of July, 2021, before me, personally appeared Rebecca L. Birchum, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Lynn Mobile Home Park, LLC.

Chantal Swenson
Notary Public

EXHIBIT A
Legal Description

EXHIBIT A

A parcel of land, situate in the Northeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Ogden, Utah, more particularly described as follows:

Beginning at a point North 179.52 feet and East 522.25 feet and North 01°23'00" East 256.00 feet from the Center Quarter of said Section 17, said point also being North 89°10'10" West 343.00 feet along the centerline of 4th Street to the centerline of Childs Avenue and North 00°50'15" East 332.84 feet along the centerline of Childs Avenue, and West 261.27 feet from the centerline street monument in the intersection of 4th Street and Grant Avenue, said point being the Northwest corner of the parcel of land conveyed to Kirk L. Jones in that certain Warranty deed recorded March 14, 2011 as Entry No. 2519175, and running thence East along the North line of said parcel 81.45 feet; to the westerly line of the parcel of land conveyed to Ralph J. Kunz and Jackie I. Kunz, husband and wife, as joint tenants, in that certain Warranty Deed recorded January 13, 1994 as Entry No. 1268838; thence North 01°23'00" East along said westerly line and the extension thereof 78.00 feet, to the Northwest corner of the parcel of land conveyed to Laurie Read Della Lucia, Trustee of the Laurie Read Della Lucia Revocable Living Trust dated April 19, 2006, as amended; thence East along the northerly line of said parcel 149.08 feet, more or less, to the West line of Childs Avenue; thence North 00°50'15" East 392.08 feet along the West line of Childs Avenue to the center of the Lynne Ditch; thence North 56°49'00" West 85.37 feet along the center of the Lynne Ditch; thence North 45°06'28" West 91.39 feet along the center of the Lynne Ditch; thence North 01°23'00" East 8.00 feet to the East bank of the Lynne Ditch; thence North 29°02'16" West 46.83 feet, more or less, to the southerly line of the parcel of land conveyed to Alan R Jasch, Trustee of the Alan R. Jasch Revocable Living Trust dated the 22nd day of February, 2017; thence North 89°12'45" West along said southerly line 142.46 feet, more or less, to the East line of Lot 1, Leavitt Field Subdivision, the plat of which was recorded in the office of the Weber County Recorder on March 21, 2006 as Entry No. 2167388; thence South 01°23'00" West 88.04 feet along said East line and to the Southeast Corner of said Lot 1, Leavitt Field Subdivision; thence North 89°12'45" West 70.00 feet along the South line of said Lot 1, to and along the South line of Lot 2 of said Leavitt Field Subdivision, to the Northeast corner of Lot 4 of said Leavitt Field Subdivision; thence South 01°23'00" West 476.96 feet along the East line of said Lot 4, to and along the East line of Lot 8 of said Leavitt Field Subdivision, and to and along the East line of Lot 6 of said Leavitt Field Subdivision to the Southeast corner of said Lot 6; thence North 89°12'45" West along the South line of Lot 6 of said Leavitt Field Subdivision 26.98 feet, more or less, to the easterly line of the parcel of land conveyed to David M. Mittelstaedt, an unmarried man, in that certain Warranty Deed recorded December 9, 2009 as Entry No. 2448792; thence South 01°23'00" West along said easterly line and the extension thereof 233.25 feet, to the Northwest corner of the parcel of land conveyed to Jennifer Whitby, a single woman, in that certain Warranty Deed recorded April 16, 2020 as Entry No. 3048126; thence East along the northerly line of said parcel 81.86 feet, more or less, to the Northeast corner thereof; thence South 01°23'00" West along the easterly line of said parcel 97.48 feet, more or less, to the North line of 4th Street; thence South 89°09'47" East 12.00 feet along the North line of 4th Street; to the westerly line of the parcel of land conveyed to Leola F. Jensen and Alan Dale Johnson, as joint tenants, in that certain Quit Claim Deed recorded April 21, 2011 as Entry No. 2524164; thence North 01°23'00" East along said westerly line and the extension thereof

350.25 feet, more or less, to the Northwest corner of "Parcel 1" conveyed to Froilan Jorge Garcia and Jorge Alfredo Garcia as joint tenants in that certain Warranty Deed recorded February 1, 2021 as Entry No. 3122636; thence East along the northerly line of said parcel 81.45 feet to the Northeast corner thereof; thence South 01°23'00" West along the easterly line of said parcel 88.00 feet to the point of beginning.