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Bst
d.s.



W3023292



WHEN RECORDED MAIL TO:
4Square North Ogden, LLC
1835 S. Highway 89
Perry, UT 84302

E# 3023292 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
17-Dec-19 0332 PM FEE \$40.00 DEP TN
REC FOR: OLD REPUBLIC TITLE (OREM)
ELECTRONICALLY RECORDED

File Number: 1939020HM-5

WARRANTY DEED

SEC 070, LLC, a Utah Limited Liability Company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

4Square North Ogden, LLC, a Utah limited liability company GRANTEE

the following tract of land in Weber, County, State of UTAH, to-wit

See Exhibit A

18-161-0006 (18-161-0002, 0003)
AM

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2019 and thereafter.

WITNESS the hand of Grantor, this 16 day of December, 2019.

SEC 070, LLC, a Utah Limited Liability Company

By
Its MANAGER

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STATE OF UTAH

COUNTY OF Box Elder

On this 14 day of December, 2019, personally before me appeared Christian Fosyth & Natalie Fosyth, who proven on the basis of satisfactory evidence is the Managers/Member of SEC 070, LLC, A Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

[Signature]
Notary Public
Residing In: Weber
Commission Expires: 10/04/2020

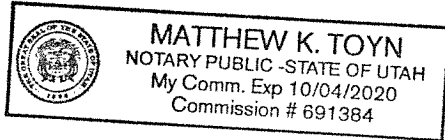


EXHIBIT A**File No.: 1939020HM-5**

REAL PROPERTY LOCATED IN WEBER COUNTY, STATE OF UTAH, LEGALLY DESCRIBED BELOW:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET, SAID POINT BEING NORTH 89°41'30" WEST 805.37 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET AND NORTH 00°19'43" EAST 602.13 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT 'B', NORTH OGDEN SURVEY, SAID POINT ALSO BEING NORTH 00°15'00" EAST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD 6108.39 FEET AND SOUTH 88°51'10" WEST 870.79 FEET FROM THE OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF WASHINGTON BOULEVARD AND 1700 NORTH STREET; AND RUNNING THENCE NORTH 88°51'10" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET 193.01 FEET; THENCE SOUTH 01°06'46" EAST 200.01 FEET; THENCE SOUTH 88°51'10" WEST 221.86 FEET TO THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF 300 EAST STREET THE FOLLOWING TWO (2) COURSES: NORTH 00°19'43" EAST 174.08 FEET; THENCE NORTH 42°09'42" EAST 35.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN ACCESS, UTILITIES, AND PARKING EASEMENT AGREEMENT WHICH RECORDED MARCH 27, 2018 AS ENTRY NO. 2911890, ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDED, STATE OF UTAH

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 (2600 NORTH STREET) KNOWN AS PROJECT NO. F-0235(20)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 1, BARKER DEPOT, A SUBDIVISION RECORDED AS ENTRY NO. 2992361, BOOK 85, PAGE 95 OF PLATS, IN THE NE1/4 NE1/4 OF SECTION 32, T.7N., R.1W., S.L.B.&M. AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 2, 2019 AS ENTRY NO. 3019917 ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDED, STATE OF UTAH:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; AND RUNNING THENCE S01°06'46"E 5.27 FEET ALONG THE EASTERLY LOT LINE OF SAID LOT 1 TO A POINT IN A 2,951.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CENTER BEARS S02°35'21"W); THENCE WESTERLY ALONG THE ARC OF SAID CURVE 115.64 FEET THROUGH A DELTA OF 02°14'41" (NOTE: CHORD TO SAID CURVE BEARS N88°32'00"W FOR A DISTANCE OF 115.63 FEET) TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 134 (2600 NORTH STREET) SAID POINT IS 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 101+59.30; THENCE N88°51'10"E 115.51 FEET ALONG SAID SOUTHERLY RIGHT OF

WAY 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 CONTAINS 261 SQUARE FEET OR 0.006 ACRE IN AREA, MORE OR LESS.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°54'30" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

Being Portions of Prior Tax ID Nos: 18-161-0001 and 18-161-0002.