



W3023770

Mail Recorded Deed and Tax Notice To:
Bailey V Properties LLC, a Utah limited liability company
2273 North 2825 West
Plain City, UT 84404

E# 3023770 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
19-Dec-19 11:41 AM FEE \$40.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 115272-JCP

SPECIAL WARRANTY DEED

Bailey V Properties LLC, a Utah limited liability company

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

Laloli Properties, LLC

GRANTEE(S) of Weber County, 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 AND MADE A PART HEREOF

TAX ID NO.: 17-063-0018 (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 2020 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

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.

Dated this 12th day of December, 2019.

Bailey V Properties LLC, a Utah limited liability company

BY: Brent K. Bailey

ITS: Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 12th day of December, 2019, personally appeared before me Brent K. Bailey, who acknowledged themselves to be the manager of Bailey V Properties, LLC a Utah limited liability company, and that they, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Jim C. Morris
Notary Public

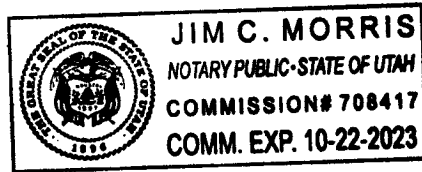


EXHIBIT A

A part of the Northeast corner of Section 31, Township 7 North Range 1 West, Salt Lake Base and Meridian:

Commencing at the Northeast corner of said Section 31, thence 256.70 feet South $0^{\circ}50'18''$ East along the Section line and 661.67 feet South $89^{\circ}09'42''$ West to the intersection of the North right of way line of 2700 North Street (UDOT Project No.SP-0134 (2) 11) and a line described in that certain Boundary Line Agreement recorded as Entry # 2793784, in the Weber County Recorder's Office being the true POINT OF BEGINNING; and running thence North $01^{\circ}21'06''$ East 151.11 feet along said Boundary line Agreement; thence South $88^{\circ}38'54''$ East 257.14 feet; thence South $00^{\circ}20'19''$ West 184.37 feet to said North right of way line being a point on a non-tangent curve, of which the radius point lies North $07^{\circ}41'32''$ East; thence two (2) courses along said North right of way line as follows: (1) Westerly along the arc of a 8,033.82 foot radius curve to the right a distance of 239.24 feet (Central Angle equals $01^{\circ}42'22''$ and Long Chord bears North $81^{\circ}27'17''$ West 239.23 feet); and (2) North $80^{\circ}33'41''$ West 23.28 feet to the POINT OF BEGINNING.

pt- 17-063-0018