



W3032320

Mail Tax notice to:
Grantee
23349 Kimberly Road, Suite E
Kimberly, ID 83341
MNT File No.: 69937
Tax ID No.: 05-139-0054

E# 3032320 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
31-Jan-20 0356 PM FEE \$40.00 DEP PC
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Canmore Pacific, LLC, a Utah limited liability company

GRANTOR of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

TNU Properties, LLC, an Idaho limited liability company

GRANTEE of 23349 Kimberly Road, Suite E, Kimberly, ID 83341 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Weber County, State of Utah:

A part of the Southwest quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of Wall Avenue (100 feet wide), North 89°46'20" West 524.92 feet along the quarter section line and South 00°58' West 1,008.13 feet from the Northeast corner of said Southwest quarter of Section 5, and running thence South 00°58' West along the West line of said Wall Avenue 151.16 feet; thence North 83°16' West 257.29 feet; thence North 12°00' East 169.32 feet; thence South 78°00' East 213.50 feet; thence South 89°02' East 14 feet to the place of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 31 day of January, 2020.

Canmore Pacific, LLC, a Utah limited liability company

By: 
Dallas Larson, Manager

State of Utah)

ss:

County of Salt Lake)

On this date, January 31, 2020, personally appeared before me Dallas Larson, who being by me duly sworn did say that he is a Manager of Canmore Pacific, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Dallas Larson acknowledged to me that said limited liability company executed same.



Notary Public

