



W3241947

Mail Recorded Deed and Tax Notice To:
The Institute for Automotive Business Excellence, Inc.
3789 South Wall Avenue
South Ogden, UT 84403

E# 3241947 PG 1 OF 3
Leann H. Kiltz, WEBER COUNTY RECORDER
21-Jun-22 10:41 AM FEE \$40.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 159059-BHS

WARRANTY DEED

Cecil Bullard

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

CJB Properties, LLC, a Utah limited liability company

GRANTEE(S) of South Ogden, 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:

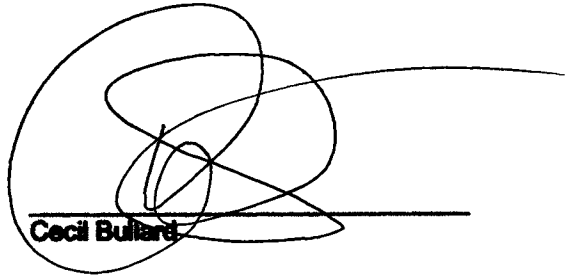
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 05-139-0015 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

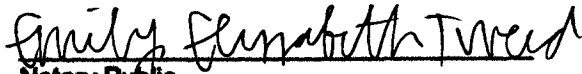
Dated this 6.17.22.


Cecil Bullard

STATE OF UTAH

COUNTY OF SALT LAKE

On this 17 day of June, 2022, before me, personally appeared Cecil Bullard whose name is subscribed to this document, and acknowledged before me that he executed the same.


Notary Public

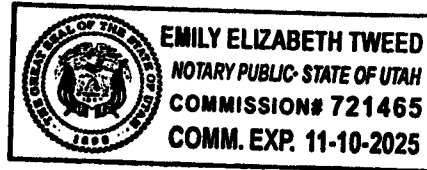


EXHIBIT A
Legal Description

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 100 feet North 89°02' West of the West line of Wall Avenue and on the South line of Jacob L. Rosenthal Property, said point being North 89°46'20" West along the quarter section line 524.92 feet and South 0°58' West 1008.13 feet along the West line of Wall Avenue and North 89°02' West 14 feet and North 78° West 87.57 feet from the Northwest corner of the Southwest quarter of said Section 5, and running thence North 78° West 125.93 feet along old fence line; thence South 12° West 349.32 feet to property line fence between Gardiner and Burch; thence South 83°18' East along said property line fence 191.37 feet to a point 100 feet North 89°02' West from the West right of way line of Wall Avenue; thence North 0°58' East 338.89 feet to the point of beginning.

ALSO:

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 0°58' West 1008.13 feet from the Northeast corner of said Southwest quarter of Section 5, and running thence South 0°58' West along the West line of said Wall Avenue 331.16 feet to its intersection with the North line of Burch Addition to South Ogden, Weber County, Utah; thence North 84°07' West along old fence line 100.5 feet; thence North 0°58' East 338.89 feet to old fence line location and the South line of Jacob L. Rosenthal property; thence South 78° East 87.57 feet to a point North 89°02' West 14 feet from the place of beginning; thence South 89°02' East 14 feet to the point of beginning

LESS AND EXCEPTING therefrom the following:

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°18' 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.