

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
ETNA Properties, LLC  
9306 S 1300 W  
South Jordan, UT 84020

File Number: STG-92861-LH  
Parcel ID: 05-107-0006



\*W3193708\*

E# 3193708 PG 1 OF 5  
Leann H. Kilts, WEBER COUNTY RECORDER  
28-Oct-21 0252 PM FEE \$40.00 DEP TN  
REC FOR: EAGLE GATE TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

## Warranty Deed

SNN MANAGEMENT INC.  
SONI INC, A UTAH CORPORATION,  
SHREE MANAGEMENT & INVESTMENT, INC., A UTAH CORPORATION,  
S&A HOSPITALITY MANAGEMENT, INC., A UTAH CORPORATION,  
R&R DEVELOPMENT & INVESTMENT, INC.. A UTAH CORPORATION;  
A&S MANAGEMENT & INVESTMENT, INC., A UTAH CORPORATION,  
HANSA DASHRATH PATEL  
AMBRISH MODI

Grantor, hereby CONVEY(S) IN WARRANTY to

**ETNA Properties, LLC, a Utah Limited Liability Company**

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Weber County, State of Utah, to-wit

**See Exhibit "A" – attached hereto and by this reference made a part hereof.**

**APN: 05-107-0006**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.


WITNESS, the hand of said grantor, this 18<sup>th</sup> day of October, 2021

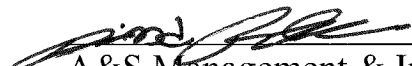
  
SNN Management Inc.  
By: Arvind Patel, Authorized Signatory

  
Soni Inc, a Utah Corporation  
By: Arvind Patel, Authorized Signatory

  
Shree Management & Investment, Inc., a Utah Corporation  
By: Arvind Patel, Authorized Signatory

  
S&A Hospitality Management, Inc., a Utah Corporation  
By: Arvind Patel, Authorized Signatory

  
R&R Development & Investment, Inc.. a Utah Corporation  
By: Arvind Patel, Authorized Signatory

  
A&S Management & Investment, Inc., a Utah Corporation,  
By: Arvind Patel, Authorized Signatory

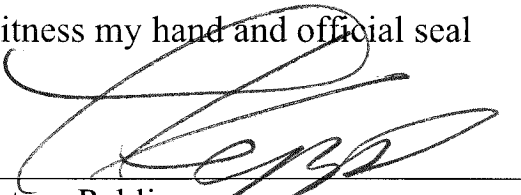
**HANSA DASHRATH PATEL BY  ATTORNEY IN FACT**  
Hansa Dashrath Patel, by Arvind Patel as Attorney in fact

**AMBRISH MODI BY  ATTORNEY IN FACT**  
Ambrish Modi by Arvind Patel as Attorney in fact

STATE OF UTAH  
COUNTY OF WASHINGTON

On this 18<sup>th</sup> day of October, 2021, before me Leslie Heppler, a notary public, personally appeared Arvind Patel, Authorized Signatory for SNN Management Inc., Arvind Patel, Authorized Signatory for Soni Inc, a Utah Corporation; Arvind Patel, Authorized Signatory for Shree Management & Investment, Inc., a Utah Corporation; Arvind Patel, Authorized Signatory for S&A Hospitality Management, Inc., a Utah Corporation; Arvind Patel, Authorized Signatory for R&R Development & Investment, Inc, a Utah Corporation; Arvind Patel, Authorized Signatory for A&S Management & Investment, Inc., a Utah Corporation; Hansa Dashrath Patel by Arvind Patel as Attorney in Fact, and Ambrish Modi by Arvind Patel, as Attorney in Fact, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public



## Exhibit "A": Legal Description

### PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BOULEVARD IN OGDEN CITY, 1848.37 FEET NORTH 0°58' EAST FROM THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 0°58' EAST ALONG THE EAST LINE OF SAID WASHINGTON BOULEVARD A DISTANCE OF 322.02 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89°15' EAST A DISTANCE OF 301.88 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE BEARING SOUTH 0°58' WEST A DISTANCE OF 92.98 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89°02' EAST A DISTANCE OF 66 FEET; THENCE IN A NORTHERLY DIRECTION ALONG A LINE BEARING NORTH 0°58' EAST A DISTANCE OF .49 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH 89°15' EAST A DISTANCE OF 24 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE BEARING SOUTH 0°58' WEST A DISTANCE OF 229.53 FEET; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 391.88 FEET. MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING 1948.37 FEET NORTH 0°58' EAST AND 222 FEET SOUTH 89°15' EAST OF THE POINT WHERE THE SOUTH LINE OF SAID QUARTER SECTION INTERSECTS THE EAST LINE OF WASHINGTON BOULEVARD, AND RUNNING THENCE SOUTH 89°15' EAST 18.64 FEET, THENCE SOUTH 85 FEET, THENCE EAST 20 FEET, THENCE SOUTH 81 FEET, THENCE WEST 18.64 FEET, THENCE NORTH 66 FEET, THENCE WEST 20 FEET, THENCE NORTH 100 FEET TO BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

### PARCEL 2 and 3:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING 1948.37 FEET NORTH 0°58' EAST AND 222 FEET SOUTH 89°15' EAST OF A POINT WHERE THE SOUTH LINE OF SAID QUARTER SECTION INTERSECTS THE EAST LINE OF WASHINGTON AVENUE, AND RUNNING THENCE SOUTH 89°15' EAST 18.64 FEET; THENCE SOUTH 85 FEET, THENCE EAST 20 FEET, THENCE SOUTH 81 FEET, THENCE WEST 18.64 FEET, THENCE NORTH 66 FEET, THENCE WEST 20 FEET, THENCE NORTH 100 FEET TO BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

PARCEL 4:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 1848.37 FEET NORTH 0°58' EAST ALONG THE EAST LINE OF WASHINGTON BOULEVARD AND 260.64 FEET SOUTH 89°12'49" EAST FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD AND THE SOUTH LINE OF SAID QUARTER SECTION; SAID POINT IS ALSO 317.06 FEET NORTH 0°58' EAST ALONG THE EAST LINE OF WASHINGTON BOULEVARD AND 260.64 FEET SOUTH 89°12'49" EAST FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD AND THE NORTH LINE OF 34TH STREET; AND RUNNING THENCE SOUTH 89°12'49" EAST 131.24 FEET, THENCE NORTH 0°58' EAST 229.53 FEET TO THE SOUTH LINE OF LOT 19, BLOCK 1, STEPHEN'S FIRST ADDITION TO OGDEN CITY, THENCE SOUTH 89°15' EAST 125.19 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0°33' WEST 111.21 FEET; THENCE SOUTH 89°15' EAST 27.60 FEET; THENCE SOUTH 0°58' WEST 122.19 FEET; THENCE NORTH 89°02' WEST 153.00 FEET; THENCE SOUTH 0°58' WEST 63.12 FEET; THENCE NORTH 89°02' WEST 131.84 FEET; THENCE NORTH 0°58' EAST 66.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

**APN(S): 05-107-0006, 05-108-0040, 05-108-0039 & 05-107-0004**