



W3215001

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
LYNC Construction LLC
1407 North Mountain Road
Ogden, UT 84414

E# 3215001 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
02-Feb-22 0815 AM FEE \$40.00 DEP DAC
REC FOR: US TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

WARRANTY DEED

File No.: 045447
APN: 08-052-0015

William L. Freeman,

Grantor(s), of Roy, Weber County, State of Utah, hereby convey(s) and warrant(s) to

LYNC Construction LLC,

Grantee(s), of Ogden, Weber County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Weber County, Utah, to wit:

A parcel of land located in the Southwest Quarter of Section 11 and in the Southeast Quarter of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah described as follows:

BEGINNING at a point on the Easterly right-of-way line of the D&RGW Railway, said point being North 89°53'27" West 917.20 feet along the section line and South 34°21'00" West 2,404.02 feet along said Easterly right-of-way line and Southwesterly along said Easterly right-of-way line 1,135.11 feet along a 5,696.65 feet radius curve to the left through a central angle of 11°25'00" (long chord bears South 28°38'30" West 1,133.23 feet) from the North Quarter Corner of Section 11, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence Southwesterly along said Easterly right-of-way line 442.24 feet along a 5,696.65 foot radius non-tangent curve to the left through a central angle of 04°26'53" (long chord bears South 20°42'33" West 442.13 feet); thence South 89°51'34" East 520.38 feet to the Westerly right-of-way line of the OSL Railway; thence Northerly along said Westerly right-of-way line 262.19 feet along a 5,779.65 foot radius non-tangent curve to the right through a central angle of 02°35'57" (long chord bears North 21°58'19" East 262.17 feet); thence continuing along said Westerly right-of-way line North 23°16'18" East 41.07 feet; thence continuing along said Westerly right-of-way line Northerly 138.64 feet along a 8,644.40 foot radius non-tangent curve to the right through a central angle of 00°55'08" (long chord bears North 16°50'16" East 138.63 feet); thence North 89°51'34" West 518.52 feet to the POINT OF BEGINNING.

TOGETHER WITH a right-of-way 30 feet wide which begins at the intersection of the south line of 4000 South Street and the east line of the D&RGW Railway right-of-way, and runs southwesterly adjoining and parallel with the east line of said Railroad right-of-way 3941.37 feet to the grantor's south line.

Situated in Weber County, State of Utah

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 27 day of Jan., 2022.

William L. Freeman
William L. Freeman

STATE OF North Carolina

COUNTY OF Hertford)
:ss)

The foregoing instrument was acknowledged before me the 27 day of Jan., 2022
by William L. Freeman.

William Burrell Holland III
Notary Public

WILLIAM BURRELL HOLLAND III
Notary Public
Hertford Co., North Carolina
My Commission Expires May 13, 2024



W3215015

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
LYNC Construction LLC
1407 North Mountain Road
Ogden, UT 84414

E# 3215015 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
02-Feb-22 0817 AM FEE \$40.00 DEP SLV
REC FOR: US TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

WARRANTY DEED

File No.: 045321
APN: 08-052-0051 and 08-052-0052

JWMP Acquisitions, LLC,

Grantor(s), of Roy, Weber County, State of Utah, hereby convey(s) and warrant(s) to

LYNC Construction LLC,

Grantee(s), of Ogden, Weber County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Weber County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 25th day of January, 2022.

JWMP Acquisitions, LLC

[Signature]
Matthew Walker Peterson, Manager

[Signature]
Joshua Don Wilson, Manager

STATE OF UTAH)

:ss)

COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me the 25 day of JANUARY, 2022 by Matthew Walker Peterson and Joshua Don Wilson as Managers of JWMP Acquisitions, LLC.

[Signature]
Notary Public

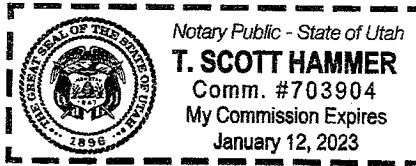


EXHIBIT "A"

Parcel 1: 08-052-0052

A parcel of land located in the West half of Section 11, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows: Beginning at a point on the Easterly right of way line of the D&RGW Railway, said point being North 89°53'27" West 917.20 feet along the Section line and South 34°21'00" West 1889.40 feet along said Easterly right of way line from the North Quarter corner of Section 11, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence South 34°21'00" West 514.62 feet along said Easterly right of way line; thence Southwesterly along said Easterly right of way line 581.78 feet along a 5696.65 foot radius curve to the left through a central angle of 05°51'05" (long chord bears South 31°25'28" West 581.52 feet); thence South 61°30'05" East 428.22 feet to the Westerly right of way line of the OSL Railway; thence Northeasterly along said Westerly right of way line 1073.71 feet along a 8644.40 foot radius non-tangent curve to the right through a central angle of 07°07'00" (long chord bears North 22°55'03" East 1073.02 feet); thence North 55°39'00" West 242.98 feet to the point of beginning. (Note: The Basis of Bearing for the foregoing description being North 89°53'27" West along the Section line between found monuments at the North Quarter corner and the Northwest corner of Section 11, Township 5 North, Range 2 West, Salt Lake Base and Meridian)

Parcel 1A:

Together with a non-exclusive right of way 30 feet wide, for ingress and egress, appurtenant to Parcel 1 described herein, which right of way is located in the West one-half of Section 11 and the East one-half of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, and begins at the intersection of the South line of 4000 South Street and the East line of the D&RGW Railway right of way, and runs Southwesterly adjacent to and parallel to the East line of said railroad right of way, 3930.5 feet, more or less, to the South line of the tract of land described in that certain Quit Claim Deed, recorded April 30, 1974 as Entry No. 614267 in Book 1052 at Page 254 of the Official Records of the Weber County Records.

Parcel 2: 08-052-0051

A parcel of land located in the Northwest Quarter of Section 11, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, more particularly described as follows: Beginning at a point on the Easterly right of way line of the D&RGW Railway, said point being North 89°53'27" West 917.20 feet along the Section line and South 34°21'00" West 1527.24 feet along said Easterly right of way line from the North Quarter corner of Section 11, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence South 34°21'00" West 362.16 feet along said Easterly right of way line; thence South 55°39'00" East 242.98 feet to the Westerly right of way line of the OSL Railway; thence Northeasterly along said Westerly right of way line 364.65 feet along a 8644.40 foot radius non-tangent curve to the right through a central angle of 02°25'01" (long chord bears North 27°41'04" East 364.63 feet); thence North 55°39'00" West 200.66 feet to the point of beginning.

Parcel 2A:

Together with a right of way 30 feet wide appurtenant to Parcel 2, which begins at the intersection of the South line of 4000 South Street and the East line of the D&RGW Railway right of way, and runs Southwesterly adjoining and parallel with the East line of said railroad right of way 3941.37 feet to the Grantors South line of the tract of land described in that certain Quit Claim Deed recorded April 30, 1974 as Entry No. 614267, in Book 1052 at Page 254 of the Official Records of the Weber County Records.

Situated in Weber County, State of Utah