

Ent 1202097 Bk 2034 Pg 0571
Date 17-Aug-2018 02:58PM Fee \$12.00
Michael Gleed, Rec. - Filed By SA
Cache County, UT
For COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Submitted by Simplifile

Mail Recorded Deed and Tax Notice To:
Hoopes Holdings LLC
330 North 575 East
Hyde Park, UT 84318



File No.: 101379-JVP

SPECIAL WARRANTY DEED

Lazy One, Inc.

GRANTOR(S) of North Salt Lake, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
Hoopes Holdings LLC, a limited liability company

GRANTEE(S) of Hyde Park, 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 **Cache County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO


TAX ID NO.: 04-210-0001 and 04-210-0007 (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 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 31 day of July, 2018.

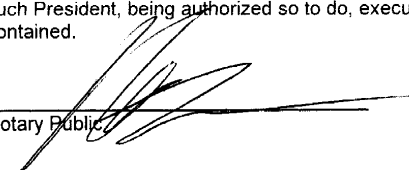
Lazy One, Inc.

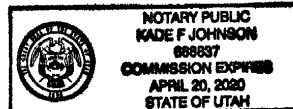
BY: 
Travis Hoopes
President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 31 day of July, 2018, personally appeared before me Travis Hoopes, who acknowledged himself to be the President of Lazy One, Inc., a limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



File No. 101379-JVP

EXHIBIT A

Part of Lots 1 and 7, EAGLE CREEK BUSINESS PARK AMENDED, located in the Northeast quarter of Section 16, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, further described as follows:

Beginning South 89°52'32" East, 7.44 feet and North 01°07'28" East along said West right of way line of U.S. Highway 91, 88.84 feet from the Northeast corner of Section 16, as monumented by a Cache County survey marker said point being by record the intersection of the North line of Section 16, said line being a fence line extended along the South line of a field road and the West right of way line of U.S. Highway 91; thence South 01°07'28" West along the West right of way of said U.S. Highway 91, 45.82 feet; thence North 89°49'03" West 149.32 feet; thence 45.05 feet along a curve to the right with a radius of 240.00 feet, included angle of 10°45'15" and a long chord that bears North 84°26'26" West, 44.98 feet; thence North 79°03'48" West, 124.74 feet; thence 29.58 feet along a curve to the left with a radius of 160.00 feet, included angle of 10°35'27" and a long chord that bears North 84°21'32" West, 29.53 feet; thence North 89°39'15" West, 1041.50 feet; thence 70.69 feet along a curve to the right with a radius of 45.00 feet, included angle of 90°00'00" and a long chord that bears South 44°39'15" East, 63.64 feet; thence South 00°20'45" West 844.47 feet to the Southeast corner of Lot 2 of the Eagle Creek Business Park Amended and the true point of beginning; thence South 00°20'45" West 224.00 feet along the West right of way line of 200 West; thence North 89°39'15" West 506.11 feet to a point on the East right of way line of 300 East; thence North 00°20'45" East 157.53 feet along the East line of the 300 East right of way to the Southeast corner of Lot 6 of said subdivision; thence South 89°39'15" East 251.31 feet; thence North 00°20'45" East 66.47 feet; thence South 89°39'15" East 254.80 feet to the point of beginning.