



MAIL TAX NOTICE TO GRANTEE:

6486 Highway 39 # 84
Huntsville, Utah 84317
File Number: 2264512MLH

E 160645 B 390 P 871
Date: 15-Apr-2022 12:13PM
Fee: \$40.00 ACH
Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: OLD REPUBLIC TITLE (SOUTH OGDEN)
Recorded Electronically by Simplifile

WARRANTY DEED

Mike Babcock and Lara L. Babcock, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Xpert Enterprises, LLC, a Utah Limited Liability Company, GRANTEE

the following tract of land in Morgan County, State of Utah, to-wit

See Attached Legal Description
TAX ID NUMBER FOR PROPERTY: 00-0056-3492

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Effective as of this 13th day of April, 2022.

Mike Babcock
Mike Babcock
Lara L. Babcock
Lara L. Babcock

STATE OF: UTAH

COUNTY OF: Weber

The foregoing instrument was acknowledged before me this 13 day of April, 2022 by Mike Babcock and Lara L. Babcock

[Signature]
Notary Public
Residing In: L. Hendry, Utah
Commission Expires: 3-28-26



EXHIBIT A

File No.: 2264512MLH

LEGAL DESCRIPTION

A tract of land situated in the Northwest quarter of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Morgan County, Utah being more particularly described as follows:

Commencing at the West quarter corner of said Section 30, which bears South 88°14'42" West (Basis of Bearing) 2731.52 feet from the center quarter corner of said Section 30 monumentalized by a rebar and cap; thence North 00°00'00" East 665.91 feet to the Southwest Corner of the Cottonwood Commercial Park; Thence North 00°00'00" East 669.09 feet to the Northwest corner of said Cottonwood Commercial Park; thence South 88°25'47" East 989.39 feet along the North line of said commercial park to the true point of beginning and the Northeast corner of serial number 03-005-123-CD and running thence South 88°25'47" East 171.77 feet; thence South 00°18'00" West 334.51 feet; thence North 88°25'46" West 177.74 feet to the Southeast Corner of serial number 03-005-123-CD; thence North 01°19'19" East 334.43 feet to the point of beginning.

Subject to and together with a 60 foot right-of-way for ingress and egress and future road described as follows; part of the northwest quarter of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian, the centerline of which is described as follows: commencing at a point which is North 1000.45 feet and South 88°25'47" East 391.86 feet from the West quarter corner of said Section 30, and running thence South 88°25'47" East 910.67 feet more or less to the Westerly line of Cottonwood Canyon Road, said line being the centerline of Cottonwood Commercial Park unrecorded. Also subject to a right-of-way for a temporary turnaround as shown on drawing ME 93-89, file "BABCOCK001". Which is made a part hereof by this reference.

Together with a 10 foot wide utility easement for the purpose of installation and maintenance of the utility service line being more particularly described as follows: commencing at the Northeast corner of the above described parcel; thence South 88°25'47" East 10.00 feet; thence South 01°19'19" West 304.43 feet; Thence North 88°25'47" West 10.00 feet; thence North 01°19' East 304.43 feet to the point of beginning.

The following is for informational purposes only:
Tax ID No. 00-0056-3492