



W3190648

E# 3190648 PG 1 OF 3
Leann H. Kiltz, WEBER COUNTY RECORDER
15-Oct-21 0210 PM FEE \$40.00 DEP PCI
REC FOR: HIGHLAND TITLE
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Mail Tax Statement to:
Smart Fields Development, LLC, a Utah Limited Liability Company
3237 Twin Peaks Drive
Layton, UT 84040
File No.: 51327

Parcel No.: 15-054-0055

WARRANTY DEED
(Individual Form)

Wayne S. Smart Family Limited Partnership

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

Smart Fields Development, LLC, a Utah Limited Liability Company,

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Weber County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as 1400 South 4300 West, West Weber, UT 84401

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

WITNESS, the hand of said grantor this 5th day of October, 2021.

WAYNE S. SMART FAMILY LIMITED
PARTNERSHIP

James H. Faust, Gen. Part.
James H. Faust
General Partner

State of Utah
County of Salt Lake

On this 5th day of October, 2021, before me, the undersigned Notary Public, personally appeared James H. Faust the General Partner of Wayne S. Smart Family Limited Partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Matthew B. Griff
Notary Public
My commission expires: MAY 11, 2025



EXHIBIT "A"
LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING 589.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION;
THENCE NORTH 2043.69 FEET; THENCE WEST 442.5 FEET (NORTH 89°05'52" WEST 438.43 FEET
ALONG THE QUARTER SECTION LINE) TO A FENCE; THENCE SOUTH (SOUTH 0°16'34" WEST)
ALONG FENCE 20 CHAINS (1318.01 FEET); THENCE WEST (NORTH 89°19'24" WEST) 300 FEET
(279.79 FEET) TO A POINT 742.5 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION;
THENCE SOUTH 729.31 FEET; THENCE SOUTH 89°28'30" EAST 742.53 FEET TO THE POINT OF
BEGINNING.

PARCEL NO. 15-054-0055



W3226677

Recording Requested by:

E# 3226677 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
28-MAR-22 4:41 PM FEE \$40.00 TN
REC FOR: MARTINI

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Lync Construction
1407 N Mountain Road
Ogden, UT 84404

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

A.P.N.: 15-054-0049

Dean & Kathy Martini Land Holdings LLC, Grantor, of **Ogden**, **Weber** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Smart Fields Development, LLC, Grantee, of **Ogden**, **Weber** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Weber** County, State of **Utah**:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

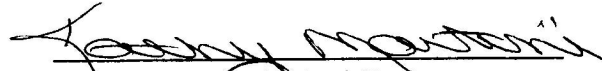
Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **October, 2021**.

Martini Land Holdings LLC

Martini Land Holdings LLC


Dean Martini, Authorized Signor


Kathy Martini, Authorized Signor

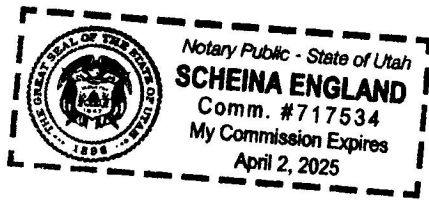
STATE OF Utah)
County of Davis) ss.

On December 23, 2021, before me, the undersigned Notary Public, personally appeared **Dean & Kathy Martini, Authorized signors for Martini Land Holdings LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public

My Commission Expires:



December 20, 2021

Smart Fields

Boundary Description for Property from Martini to Smart/Lync (Phase 1)

A part of the Southwest Quarter of Section 21 Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point the Northeast Corner of L & R Home and Farm Subdivision, said point being 422.59 feet North 0°30'47" East along the Section line from the Southwest Corner of said Section 21, and running thence North 0°30'47" East continuing along said Section line 897.00 feet; thence South 89°07'58" East 520.51 feet to an extension of Halcyon Estates Phase 1A PRUD Subdivision; thence along said Subdivision South 0°30'47" West 1072.00 feet to a fence; thence North 89°07'58" West 258.51 feet; thence North 0°30'47" East 175.00 feet; thence North 89°07'58" West 262.00 to the Point of Beginning.

Contains 11.75 Acres more or less

