

E 155193 B 373 P 906  
Date 25-Jan-2021 04:47PM  
Fee: \$40.00 ACH  
Filed By: BDN  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: MOUNTAIN VIEW TITLE - OGDEN  
Recorded Electronically by Simplifile

Tax Notice to Grantee  
Blair Gardner  
6976 Highway 89 #284  
MOUNTAIN VIEW, UT 84317

**WARRANTY DEED**  
183866

THIS DEED, is made and entered into by and between, Mike Babcock ("Grantor"), in favor of:

XPERT Enterprises, LLC, a Utah Limited Liability Company,  
("Grantee").

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by the Grantee to the Grantor in anticipation of the Grantor conveying the property as a Relinquished Property under the terms and conditions of an Exchange Agreement with a Qualified Intermediary in accordance with Section 1031 of the I.R.S.C., the receipt and sufficiency of which are acknowledged. Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming by through or under to real property located in Morgan County, State of Utah, more particularly described as follows ("Premises"):

See Attached Exhibit "A"  
Tax parcel number: 00-0055-1844

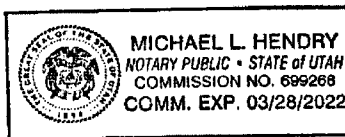
TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements on the premises. Together with any and all water rights appurtenant to the subject property. Subject to easements, restrictions, rights of way of record, by decree or prescription. Grantor covenants that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes or assessments, reservations, restrictions, rights-of-way and easement of record or by prescription.

Mike Babcock 1-20-2021  
Mike Babcock Date

State of Utah  
County of Weber

On this the 20 day of January, 2021, personally appeared before me, Mike Babcock, the signer of the foregoing instrument who duly acknowledged to me that he/she executed this document.

Michael L. Hendry  
Notary Public



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 183866

A TRACT OF LAND SITUATE 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 OF SAID SECTION 30; THENCE NORTH 665.91 FEET; THENCE NORTH; 669.09 FEET; THENCE SOUTH 88°25'47" EAST 1161.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°25'47" EAST 143.14 FEET TO A POINT ON THE WEST LINE OF COTTONWOOD ROAD; THENCE SOUTH 00°18'00" WEST 304.50 FEET ALONG SAID WEST LINE OF COTTONWOOD ROAD; THENCE NORTH 88°25'47" WEST 143.14 FEET; THENCE NORTH 00°18'00" EAST 304.50 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE NORTH LINE OF ROSE HILL SUBDIVISION NO. 4 CALLED SOUTH 88°42'14" EAST.

TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING NORTH 665.91 FEET AND NORTH 669.09 FEET AND SOUTH 88°25'47" EAST 1161.16 FEET AND SOUTH 88°25'47" EAST 143.14 FEET AND SOUTH 00°18'00" WEST 304.50 FEET TO A POINT ON THE WEST LINE OF COTTONWOOD CANYON ROAD FROM THE WEST QUARTER CORNER OF SAID SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°25'47" WEST 143.14 FEET; THENCE SOUTH 00°18'00" WEST 60.02 FEET; THENCE SOUTH 88°25'47" EAST 143.14 FEET; THENCE NORTH 00°18'00" EAST 60.02 FEET TO THE POINT OF BEGINNING.



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