

MAIL TAX NOTICE TO:
WDG North Point, LLC
1178 W. Legacy Crossing Blvd. Suite 100
Centerville, UT 84014

WARRANTY DEED

Dirio Ybarra and KayMarie Ybarra, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to WDG North Point, 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 Davis County, State of Utah described as follows:

Beginning at a point 233 feet West of the Southeast corner of Section 33, Township 5 North, Range 2 West, Salt Lake Meridian, U.S Survey; running thence West 100 feet; thence North 300 feet; thence East 100 feet; thence South 300 feet to the place of beginning.

Tax ID No. 14-055-0073

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

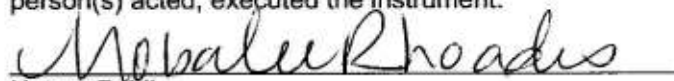
WITNESS, the hand of said grantor this 27th day of December, 2021.

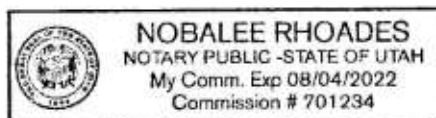

Dirio Ybarra


KayMarie Ybarra

State of Utah
County of Davis

On this 27 day of December, 2021, personally appeared before me, the undersigned Notary Public, Dirio Ybarra and KayMarie Ybarra, 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.


Notary Public
My commission expires: 8-4-22



WHEN RECORDED, RETURN TO:

WDG North Point, LLC
c/o McKenna Christensen
610 N 800 W
Centerville, UT 84014

E 3599391 B 8648 P 1051-1053
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/17/2024 3:53 PM
FEE 40.00 Pgs: 3
DEP AAM REC'D FOR WDG
NORTH POINT LLC

Affecting a Portion of Parcel No.(s): 14-055-0273 and 14-055-0307

RETURNED
DEC 17 2024

QUIT CLAIM DEED

Denise Wright and Spencer Wright, Trustees of the GMW Development, Inc. Retirement Trust,
dated April 1, 2009,

grantor(s), hereby **QUIT CLAIMS** to

WDG North Point, LLC, a Utah limited liability company, grantee for the sum of TEN
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following
described parcels of land in County of DAVIS, State of UTAH:

Parcel No. 14-055-0273

More particularly described as:

A TRACT OF LAND IN FEE SIT IN THE SE 1/4 SE 1/4 SEC 33-T5N-R2W,
SLB&M, MORE PARTLY DESC AS FOLLOWS: BEG AT THE NE COR OF
SD TRACT WH PT IS 295.00 FT N ALG THE SEC LINE & 85.00 FT W FR THE
SE COR OF SD SEC 33, SD PT ALSO BEING ON THE W'LY HWY R/W & NO
ACCESS LINE OF SR-108 WH FALLS 63 FT PER'LY DISTANT W'LY FR
THE R/W CONTROL LINE OF SD SR-108 (2000 WEST STR), OPPOSITE
APPROXIMATE ENGINEERS STATION 211+94.15; TH RUN S 225.00 FT
ALG SD W'LY HWY R/W & NO ACCESS LINE OF SR-108 TO A PT 63 FT
PER'LY DISTANT W'LY FR THE R/W CONTROL LINE OF SD SR-108 (2000
WEST STR), OPPOSITE APPROXIMATE ENGINEERS STATION 209+69.15;
TH S 45°45'51" W 53.04 FT ALG SD W'LY HWY R/W & NO ACCESS LINE
OF SR-108 TO THE N'LY HWY R/W & NO ACCESS LINE OF SR-107; TH W
20.00 FT ALG SD N'LY HWY R/W & NO ACCESS LINE OF SR-107 TO THE
W'LY LINE OF THE GRANTOR'S PPTY; TH ALG THE SD W'LY LINE OF
THE GRANTORS PPTY THE FOLLOWING THREE (3) COURSES: (1) N
170.00 FT; TH (2) W 90.00 FT; TH (3) N 92.00 FT TO THE N LINE OF THE
GRANTOR'S PPTY; TH E 148.00 FT ALG SD N LINE OF THE GRANTOR'S
PPTY TO THE POB. CONT. 0.5228 ACRES

As well as Parcel No. 14-055-0307

More particularly described as:

BEG AT A PT 143 FT W OF THE SE COR SEC 33-T5N-R2W, SLB&M; TH W
90 FT; TH N 203 FT; TH E 90 FT; TH S 203 FT TO THE POB. LESS &
EXCEPTING THEREFR ANY PORTION LYING WITHIN 300 NORTH STR.
CONT. 0.35 ACRES

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being
SUBJECT TO easements, rights of way, restrictions, and reservations of record and those
enforceable in law and equity.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

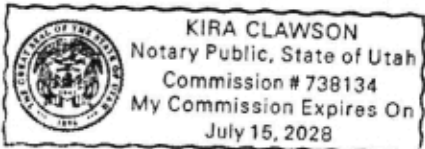
WITNESS the hand(s) of said grantor(s), this 17th day of December, 2024.

GRANTOR:
GMW Development, Inc. Retirement Trust

By: *Denise Wright*
Name: Denise Wright
Its: Co-Trustee
Date: 12/17/24

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 17th day of December, 2024, by Denise Wright, in such person's capacity as a Co-Trustee of GMW Development, Inc. Retirement Trust.



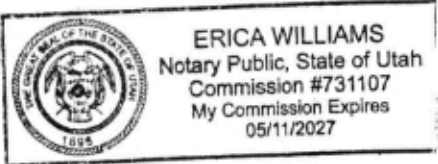
Kira Clawson
Notary Public

GMW Development, Inc. Retirement Trust

By: *Spencer Wright*
Name: Spencer Wright
Its: Co-Trustee
Date: 12-16-24

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 16th day of December, 2024, by Spencer Wright, in such person's capacity as a Co-Trustee of GMW Development, Inc. Retirement Trust.



Erica Williams
Notary Public